

Elegant Maison de Maitre + pool + garden + garage + village square location + business opportunity



INFORMATION

Town:	Geaune
Department:	Landes
Bed:	4
Bath:	3
Floor:	254 m2
Plot Size:	940 m2



IN BRIEF

This elegant maison de maitre built in the 1860's is situated in the centre of a charming bastide town in the Landes. Mont Marson (30 minutes), Pau (40 minutes) with the Pyrenees and Atlantic coast only 1h20 away.



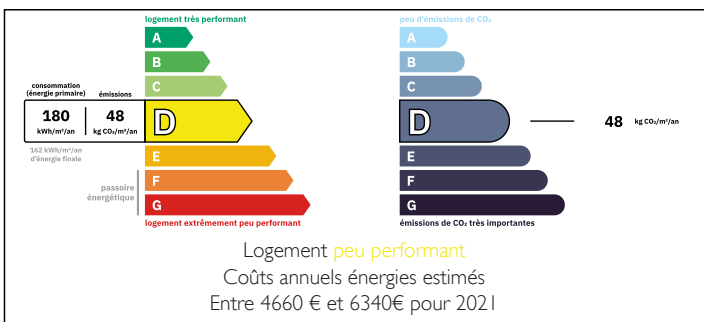
Carefully renovated to a very high standard; with new bespoke bathrooms, kitchen, double glazing and an abundance of style. The private enclosed rear garden with inground pool and pretty covered terrace offer a well manicured space for outdoor living, entertaining and relaxation.



This impressive property is ready for you to move straight into. Ideal for a family, a sumptuous holiday home or with business potential.

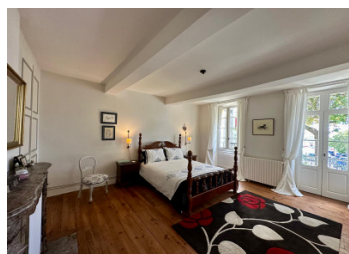
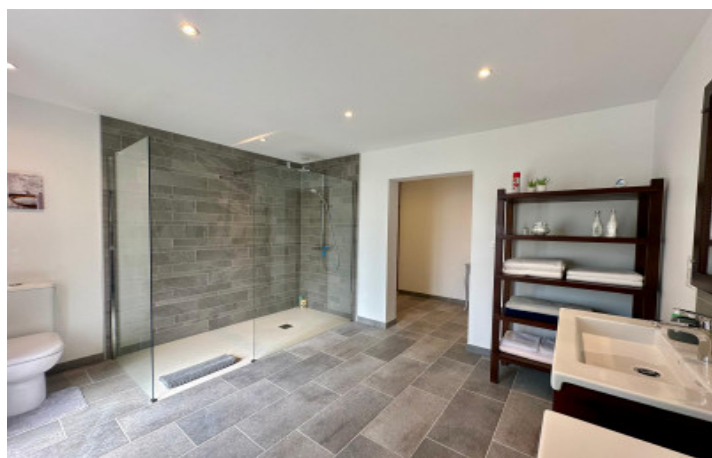
International airports of Bordeaux 1h40 Toulouse 2h15 and more locally Tarbes/Lourdes 1hr.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Centrally heated by oil fuel and an open fire in the main living area, with the majority of the windows being replaced; this comfortable house comprises of;

GROUND FLOOR

Entrance 24m² with beautiful tiled floor leading to the following rooms:

Sitting room 20m² tiled floor, recessed shelving and double aspect access to the kitchen

Dining room and living room 40m² a grand room, light filled room with open fire

Kitchen 24m² quality and unique fully fitted with slate counter top and central island with copper counter top, door to rear garden

WC 2.6m²

Boiler room 5m² with plumbing for washing machine

Office 17m² with fitted storage 4.5m²

Utility/boot room 22m² with wooden staircase to the **FIRST FLOOR** - two large rooms of 34m² and 40m² and a landing of 10m² offering additional possibility for renovation or storage.

SIDE ENTRANCE 39.5m² with tiled floor and step up to the rear of the room with built in storage. This part of the house used to be the local solicitor's office and would be great for a business, additional living space or additional storage.

Corridor 10m² currently used as a wood store with access to the rear garden

Wine cave 22.5m²

FIRST FLOOR

The spacious landing of 21m² opens to a decorative balcony that runs along the front of the house and can also be accessed via two of the bedrooms.

Bedroom 23m² with window, marble feature fireplace, fitted storage and door to a large en-suite bathroom of 14m² boasting a free standing bath, shower cubicle, double sinks with vanities,...

LOCAL TAXES

Taxe foncière: 2379 EUR

Taxe habitation: EUR

NOTES