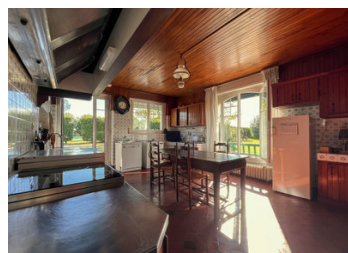


Refined French Estate Between Ocean and Basque Country, 12 rooms, swimming pool, bodega, outbuildings....



INFORMATION

Town:	Bénésse-Maremne
Department:	Landes
Bed:	6
Bath:	6
Floor:	380 m ²
Plot Size:	5170 m ²

IN BRIEF

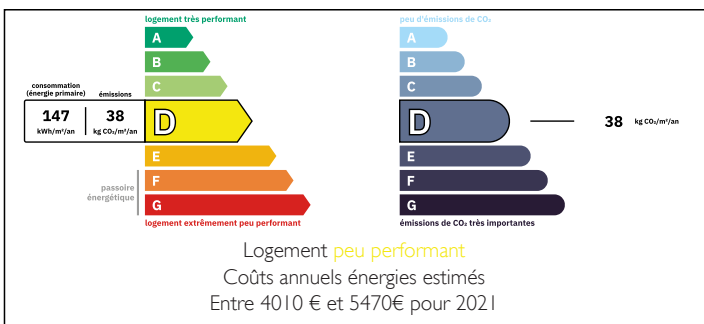
Ideally located just minutes from the iconic beaches of Capbreton and Hossegor, and at the gateway to the Basque Country, this outstanding 1820s estate embodies the art of living on France's Atlantic coast.

Set within over 5,000 m² of lush, private grounds, the property offers a rare sense of tranquillity and elegance. The residence unfolds over approximately 380 m², with confort and charm.

High ceilings, generous reception rooms, and beautiful natural light create an atmosphere of quiet luxury throughout. Every detail reflects the authenticity of a historic home, carefully preserved.

The estate features 12 spacious rooms, including a versatile space ideal for a private office, studio, or wellness area. Outdoors, the landscaped park invites relaxation around the swimming pool, while a wine cellar and several characterful outbuildings complete

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

Between the southern Landes and the Basque Country, close to the beaches of Capbreton, the Hossegor golf course, and the lively towns of the Basque Coast, this exceptional property offers a quality of life in an enchanting setting, perfectly balanced between nature and the sea.

More than just a residence, it is a place where the authenticity and elegance of yesteryear blend seamlessly with modern comfort.

** General features**

- Timeless charm to captivate those seeking serenity and authenticity, while offering immense potential for various lifestyle projects.
- A unique character through its architecture and period details, showcasing the grandeur of historic residences with a majestic oak spiral staircase, high ceilings, beautiful original parquet floors in the rooms, spacious corridors, multiple entrances, intricate geometric tile flooring, leather or glass-inlaid doors, and stunning marble fireplaces in the bedrooms and reception room. The vast, bright living spaces exude elegance and history.
- Smooth flow between the various living spaces and multiple connections to the park, with numerous access points to the residence, allowing every room to offer a direct view of the surrounding landscape and to fully embrace the beauty of the outdoors.
- Comfort and privacy for entertaining, with six bedrooms, each equipped with a private bathroom.

Outdoor space features

In this environment designed for the enjoyment of outdoor living, each moment becomes an invitation to well-being and serenity.

- Swimming Pool: A 6 x 4 meter pool, ideal for relaxing and cooling off on warm days.
- Pool House: Fully equipped with a summer...

LOCAL TAXES

Taxe foncière:	4424 EUR
Taxe habitation:	EUR

NOTES