

Beautiful 225m Villa with 5 Bedrooms, Close to the Village, with Pool on 1,900m of Land



INFORMATION

Town:	Villeneuve-de-Marsan
Department:	Landes
Bed:	5
Bath:	1
Floor:	225 m2
Plot Size:	1970 m2



IN BRIEF

Discover this stunning 225 m² villa with 5 bedrooms set on a 1,900 m² plot. Just minutes from the village and all amenities, this property is perfect for families.

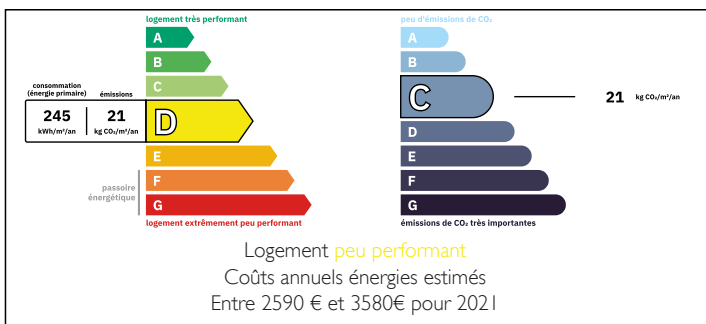
Villa Features:

Living areas: a bright lounge and living room
Fully equipped kitchen with adjacent dining area
Veranda with direct access to the terrace and pool, ideal for enjoying the outdoors
Five bedrooms and a home office, providing ample space for family and guests
A bathroom with all necessary facilities for family comfort

Additional amenities:

Double garage and workshop, with additional storage space
Garden shed and vegetable garden, perfect for gardening enthusiasts

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

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Additional amenities:

Double garage and workshop, with additional storage space
Garden shed and vegetable garden, perfect for gardening enthusiasts
A large outdoor area with a pool and terrace
This villa offers ample space for family living, all within a tranquil setting close to essential services.

20 minutes from Mont de Marsan

1 hour from Pau

1 hour 30 minutes from the ocean

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>