

Beautiful Early 20th-Century Bourgeois House, 171 m with 5 Bedrooms on 6200 m of Land



INFORMATION

Town:	Bascons
Department:	Landes
Bed:	5
Bath:	1
Floor:	171 m2
Plot Size:	6200 m2



IN BRIEF

Location: Nestled in the heart of the Pays de Marsan, at the crossroads of Gascogne, Béarn, and Armagnac, this exceptional residence is just a 7-minute drive from Mont-de-Marsan.

Property Description:

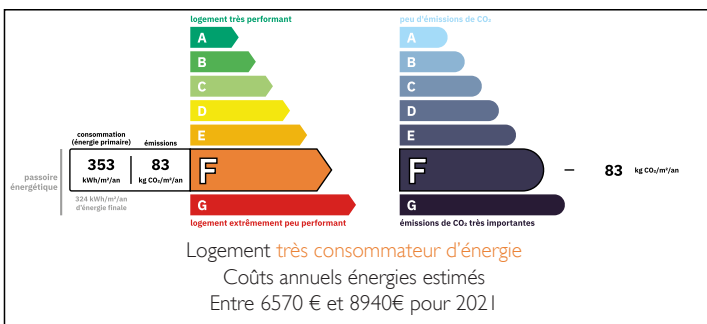
This charming and historic bourgeois house, partially renovated, sits on a generous 6,200 m² plot, ideal for those seeking peace and space. The main residence spans 171 m² across two levels:

Ground Floor: A spacious living room, a cozy sitting room, a fully equipped kitchen, an office, one bedroom, a bathroom, and a separate WC.

First Floor: Four lovely bedrooms, a separate WC, and access to the attic, offering additional development potential.

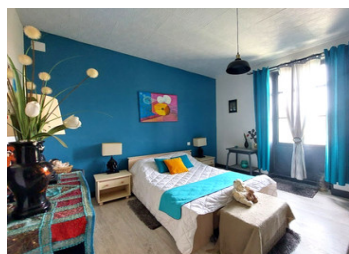
Outbuildings: The property includes multiple outbuildings on the land, including an 80 m² structure with an attached garage, perfect for

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

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Amenities and Location: Only 5 minutes from the region's largest shopping center and all local amenities, this property is a true haven of peace, combining comfort and convenience.

Ideal For: Nature lovers, those seeking tranquility, or anyone with a project in mind. This gem is ready to welcome its next owners!

LOCAL TAXES

Taxe foncière: 973 EUR

Taxe habitation: EUR

NOTES

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