

A 19th-century Master House, renovated with 240 m of living space, set on a park of 8,500 m, fully enclosed



INFORMATION

Town:	Mont-de-Marsan
Department:	Landes
Bed:	5
Bath:	2
Floor:	240 m2
Plot Size:	8500 m2

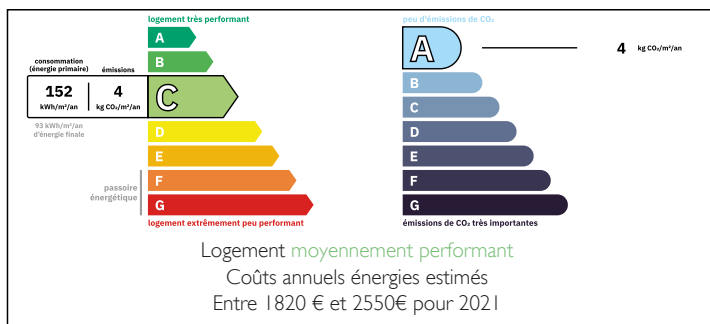
IN BRIEF

This 19th-century Master House, fully renovated in 2020, offers 240 m² of living space on a fully enclosed 8,500 m² park, just 5 minutes from Mont-de-Marsan and close to all amenities. Equipped with an air/water heat pump, fiber optic, and an electric gate, it is ready to move in with no work required.

The ground floor features a spacious 100 m² living area, including a 50 m² living room with herringbone parquet, a fireplace (12kW stove), and a high-end open kitchen. Two sliding glass doors open onto a 150 m² terrace and a heated, secure saltwater pool (11 m x 5 m). There is also an 18 m² office, a utility room, and a WC.

Upstairs, you'll find four bedrooms, including a master suite with a walk-in closet and en-suite bathroom, a large bathroom, a laundry room, and a WC.

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 foncière:	1700 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

This superb 19th-century Master House, fully renovated in 2020, offers 240 m² of living space on a fully enclosed 8,500 m² landscaped park. Ideally located just 5 minutes from Mont-de-Marsan, the property is close to all amenities: schools, shops, train station, doctors, and more. It features modern equipment such as an air/water heat pump, fiber optic, an electric gate, and a video intercom. No work is required, the house is ready to move in.

Ground floor: An exceptional living space of nearly 100 m², rare for a house of this era. It includes a spacious entrance, a 50 m² living room with herringbone parquet, moldings, and a fireplace (12 kW stove), a fully equipped open kitchen with high-end appliances, all opening directly onto a vast 150 m² terrace and a heated, secure saltwater pool (11 m x 5 m).

An 18 m² office, which can be converted into a bedroom or cinema room, a utility room (which could be a laundry room), and a WC complete this level.

First floor: This level features a large landing leading to four bedrooms, including a magnificent 32 m² master suite with a walk-in closet and en-suite bathroom. You will also find a large 12 m² bathroom with a bathtub, shower, and double sink, a laundry room, and a WC. All rooms, including the parquet floors, paints, and bathrooms, were fully renovated in 2020.

The property also includes a 220 m² outbuilding, currently used for parking two vehicles and several storage...