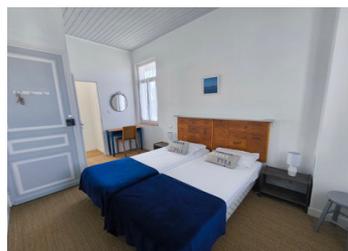
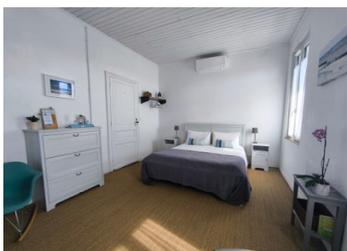


Exceptional village property with seperate gîte and grange offering 12 Bedrooms and only 300M from the lake.



## INFORMATION

Town:	Gastes
Department:	Landes
Bed:	12
Bath:	9
Floor:	350 m2
Plot Size:	1 136 m2

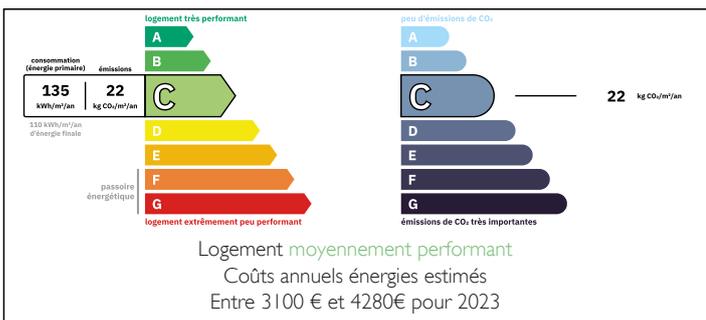


## IN BRIEF

This village property is in an ideal location in the heart of the Landes area; With 12 bedrooms in total to accomodate family and a B&B business in a very popular area.

With an impressive 70,000€ income for 10 months of activity.

## 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

This stunning property is composed of a main house partially furnished offering 7 bedrooms. The two rooms downstairs are in the private quarters one with its own bathroom and there is also a private living area.

There is a shared lounge area for the guests with a closed office space and a separate toilet. The kitchen is semi open onto a bright breakfast room that leads onto the terrasse area and the beautiful garden. The five bedrooms upstairs consist of two large family rooms and another double room all with their own bathrooms. There is also a laundry storage room and a further storage area.

The separate gite which is fully furnished offers four further bedrooms all with their own bathrooms, one downstairs and three upstairs. There is a large bright open living/dining kitchen area. There is also a downstairs toilet. The living area leads onto a wooden terrasse area to enjoy the beautiful garden. You will also find a quaint renovated barn with a laundry room and storage downstairs and a large bedroom with its own bathroom upstairs. The property is set in a quiet village in the heart of the Landes area only 300M from the beautiful lake of Biscarosse and only 20 minutes from the stunning beaches of Mimizan. This property offers huge potential with an up and running B&B business in a tourist area popular with cyclists that can avail of the kilometers of cycle tracks in this breath taking part...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES