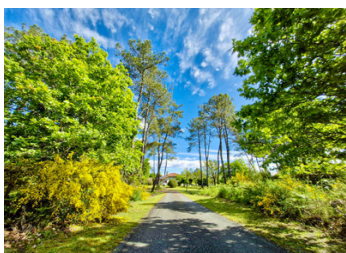


Authentic Estate on 1.14 ha Aerial – Outbuildings, Pool, Tennis & Hospitality Potential, 35 min from ocean



INFORMATION

| | |
|-------------|-----------------|
| Town: | Rion-des-Landes |
| Department: | Landes |
| Bed: | 5 |
| Bath: | 4 |
| Floor: | 360 m2 |
| Plot Size: | 11433 m2 |

IN BRIEF

In the heart of the Landes region, just 30 minutes from Dax and 35 minutes from the Atlantic coast, this property captures the essence of local authenticity within a preserved natural setting.

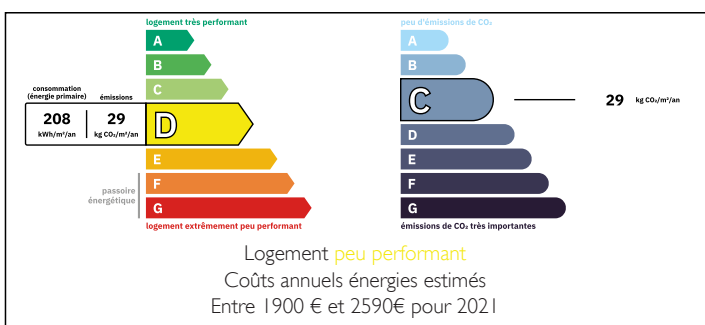
Nestled in the midst of a sunlit aerial—a traditional forest clearing typical of Gascony—this 1.14 ha estate features a charming single-storey main house (157 m²), a veranda opening onto the clearing, and an attic with conversion potential.

Three distinctive outbuildings reflect the local heritage: a former sheepfold transformed into a relaxing lounge with billiards, a cosy Carriou dormitory (sleeps 7), and a spacious garage with creative potential.

Premium leisure amenities include a heated covered swimming pool, jacuzzi, private tennis court and a pool house—each designed for comfort and well-being.

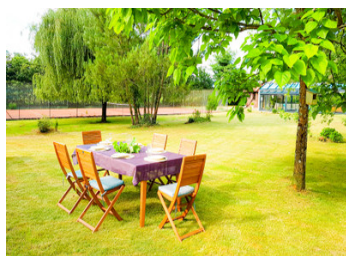
Bordered by pine woods and opening directly onto forest trails, this rare property is a haven where

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: | 1840 EUR |
| Taxe habitation: | EUR |

NOTES

DESCRIPTION

A RARE SETTING IN THE HEART OF LES LANDES – NATURE, CHARM & PROJECT POTENTIAL

Located in the Landes department (40), in the charming village of Rion-des-Landes (approx. 3,000 inhabitants), this remarkable property is nestled in the heart of the historic and natural region of Les Landes de Gascogne—renowned for its vast pine forests, unspoiled nature, and rich rural heritage.

Set within an airial—a traditional open glade typical of the Landes—this rare gem is surrounded by forest and bathed in tranquility. Once used for farming and livestock, these clearings now offer an exceptional lifestyle, blending preserved nature with peaceful living.

Ideally situated just 30 minutes from Dax, 10 minutes from the A63 motorway, and less than 10 minutes from the Arjuzanx Lake beach, the property is also just 5 km from essential shops and services.

This beautifully restored Landaise estate harmonizes the authenticity of traditional architecture with a forward-thinking spirit. Noble, period materials—exposed beams, solid wood floors, and traditional cladding—create a warm, timeless ambiance that captivates from the first moment.

More than a character home, this is a true living and creative space designed to host both personal and professional projects. Its generous volumes, flowing layout, and deep connection to nature offer a rare sense of freedom and serenity.

The estate has been renovated with an eco-conscious approach, including solar panels and two natural wells and a borehole, which supply an automatic irrigation system for easy, sustainable landscape maintenance.

Comprising three independent buildings, once