

Charming Landaise style House in idyllic location.



## INFORMATION

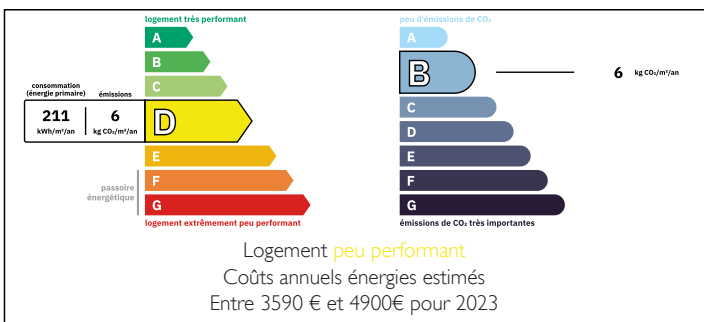
Town:	Pissos
Department:	Landes
Bed:	5
Bath:	3
Floor:	230 m <sup>2</sup>
Plot Size:	5925 m <sup>2</sup>

## IN BRIEF

Landaise style house of 230M<sup>2</sup> with five bedrooms and a possibility of creating a sixth one with an ensuite, two of the bedrooms are downstairs. There is an open modern kitchen leading onto a large living room with a fireplace.

A second living area and kitchen upstairs offering the possibility of a gîte activity with a separate entrance. The property is located in a forested area close to the town of Pissos.

## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

Located just 3 minutes from the town center, in a quiet, forested neighborhood, this spacious 230 m<sup>2</sup> Landes-style house, built in 1988, sits on a 5,900 m<sup>2</sup> plot. The setting guarantees an exceptionally peaceful and natural living environment. The interior layout allows for the space to be divided into two separate units, offering rental income potential—particularly by operating a tourist gîte ideally located on the chemin de Compostelle.

The ground floor includes a modern functional open-plan kitchen, a generous 51 m<sup>2</sup> living room with fireplace, a large bathroom with bathtub, shower, and double sinks.

Two spacious bedrooms with direct access to the bathroom and a separate toilet.

Upstairs, accessible both from inside and via a private entrance, you'll find a space ideal for guest rooms or a gîte: there is a large 63 m<sup>2</sup> living area opening onto a west-facing balcony,

There are two suites with toilets and either a bath or shower, there is a third suite to complete to your own taste.

There is also another double bedroom a separate kitchen and a bathroom with a toilet.

The home is equipped with a central vacuum system on both levels.

A large 45 m<sup>2</sup> garage and a 43 m<sup>2</sup> cellar.

Two terraces (64 m<sup>2</sup> and 43 m<sup>2</sup>), facing east and west respectively.

There is a well and an automatic irrigation system.

Located in the heart of the Landes de Gascogne Natural Park, the village of Pissos is a well-known stop on the Camino de Santiago, popular with many hikers. Cycling enthusiasts will also...