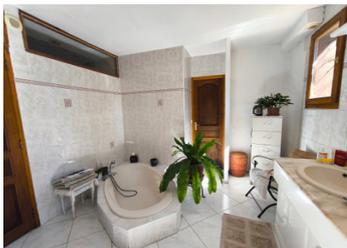


Charming Landaise style House in idyllic location.



INFORMATION

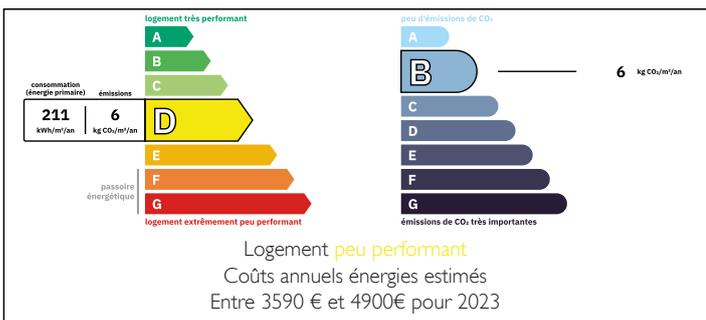
Town:	Pissos
Department:	Landes
Bed:	5
Bath:	3
Floor:	230 m ²
Plot Size:	5925 m ²

IN BRIEF

Landaise style house of 230M² 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



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 habitation: EUR

NOTES

DESCRIPTION

Located just 3 minutes from the town center, in a quiet, forested neighborhood, this spacious 230 m² Landes-style house, built in 1988, sits on a 5,900 m² 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 m² 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 m² 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 m² garage and a 43 m² cellar.

Two terraces (64 m² and 43 m²), 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...