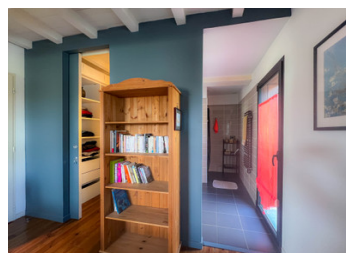
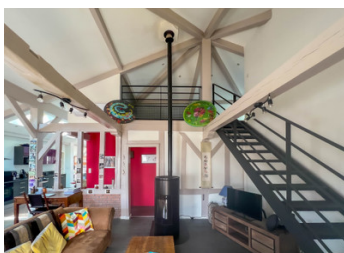


Perfect holiday charming home in the Landes – 138 m , 3 beds, single-storey,, mezzanine & pool



INFORMATION

Town:	Seignosse
Department:	Landes
Bed:	2
Bath:	2
Floor:	138 m2
Plot Size:	447 m2



IN BRIEF

Located just minutes from the beaches of Seignosse, Hossegor, and Capbreton, this charming single-storey home combines Landes authenticity with modern comfort.

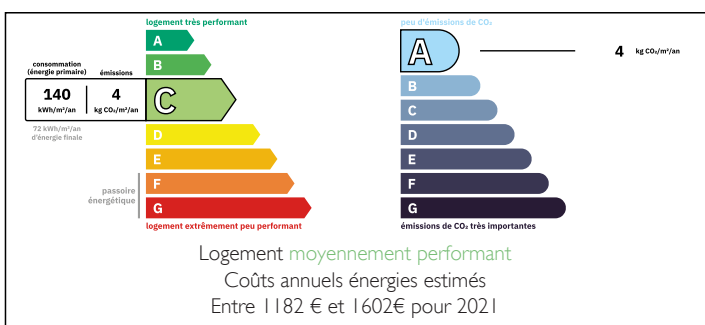
Set on a 447 m² plot, the 138 m² of living space is designed by an architect to offer open-plan living, natural light, and contemporary style with a cathedral ceiling, mezzanine, and a convertible attic. The spacious living room with a pellet stove opens to a fully equipped kitchen, pantry/laundry room, guest toilet, and a veranda leading to a southwest-facing terrace and pool.

The sleeping area has 2 bedrooms, each with an en-suite bathroom, one with a dressing room.

The house features high-quality materials, solar water heating, and fiber internet.

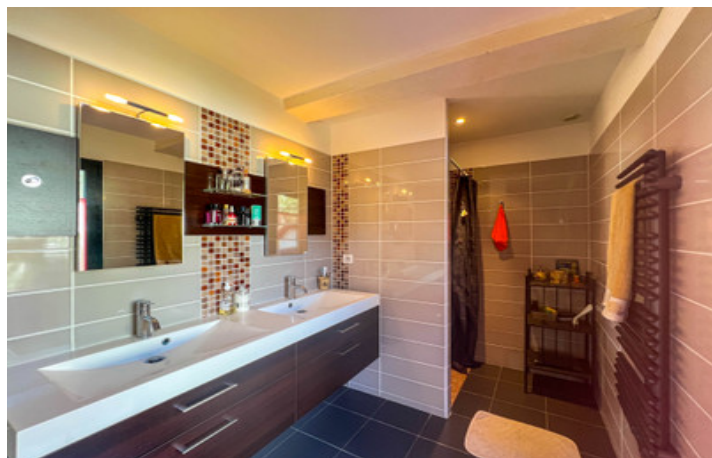
Ideal for year-round living, a holiday home, or a peaceful retirement in a beautiful, natural setting.

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: 1129 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Between ocean, nature, surf, markets, cycling, pine forests, and gastronomy, in the highly sought-after area of the South Landes, in a calm and residential neighborhood of Seignosse, just minutes from the famous beaches of Seignosse, Hossegor, and Capbreton, this single-storey cottage-style house, listed as part of the town's heritage, offers serenity and a peaceful living environment in this beautiful region.

This charming Landes property offers::

- A perfect balance between tradition and modernity:

Behind its traditional façade, this 138 m² home reveals a contemporary interior designed by a renowned local architect, with generous volumes, quality materials, fluid circulation, and an optimization of natural light through numerous openings, tilt-and-turn windows, and Velux skylights. A magnificent exposed timber frame and beams adds character and warmth to the space, highlighting the architectural beauty and craftsmanship of the home.

Built on a 447 m² plot with parking, terrace, and green space, the exterior includes a lovely southwest-facing pool with counter-current swimming and an electric cover, perfect for enjoying the region's sunny climate.

- Comfortable living spaces and connected features::

- 28 m² living room with a stunning cathedral ceiling, complete with a programmable pellet stove (remote-controlled) for winter ambiance, combined with reversible air conditioning (heat pump)
- 23 m² open-plan kitchen, modern and fully equipped, with granite backsplash and excellent ceiling height, bathed in light from 5 Velux windows
- Pantry/laundry room (approx. 23 m²) for added practicality
- Bright 23 m² veranda with large windows opening