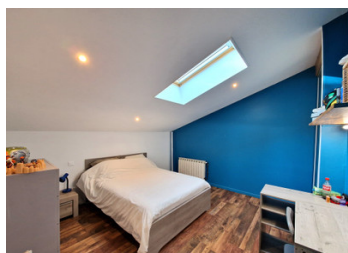


Secluded country house – 4 bedrooms on 3,500 m of land



INFORMATION

Town:	Hontanx
Department:	Landes
Bed:	4
Bath:	1
Floor:	154 m ²
Plot Size:	3573 m ²

IN BRIEF

Set in a lush and peaceful environment, this secluded country house offers a true haven of tranquility. Built on a 3,500 m² plot, the property is not overlooked, ensuring complete privacy.

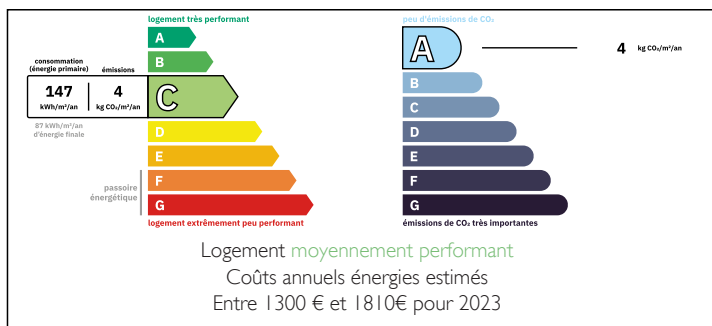
The house features 4 bedrooms, making it ideal as a main residence or a family retreat in the countryside. Comfort is guaranteed year-round thanks to an efficient heating system, combining an air-to-water heat pump and a wood-burning stove, ensuring optimal energy performance.

An insulated garage completes the property, providing secure parking or storage space.

This rare property offers the perfect balance of space, privacy, and quality of life in a privileged natural setting.

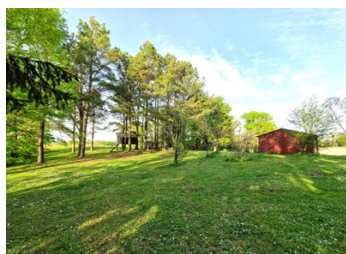
Located near the village of Hontanx, with its primary

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: 608 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming country home nestled in the heart of nature, surrounded by greenery and not overlooked, just a few minutes from the village of Hontanx, which offers local amenities such as a primary school, bakery, grocery store, bar, and a football club.

Set on a 3,500 m² plot, this property offers a quiet and comfortable lifestyle, ideal for a family or anyone seeking a countryside way of life.

Key Features:

4 bright bedrooms

Spacious living area with lounge

Fully equipped, functional kitchen

Bathroom with both shower and bathtub

Large playroom or multi-purpose space (home office, gym, creative studio, etc.)

Efficient heating system: air-to-water heat pump + wood-burning stove

Terrace with a covered area, perfect for enjoying the outdoors year-round

Insulated 16 m² garage, ideal for parking or storage

Nearby:
Hontanx (school, local shops)

Aire-sur-l'Adour – 10 min

Nogaro – 15 min

Mont-de-Marsan – 25 min

This home combines modern comfort, space, and serenity in a privileged natural environment. A great