

## Charming stone house set in vineyard and woods in rolling countryside



## INFORMATION

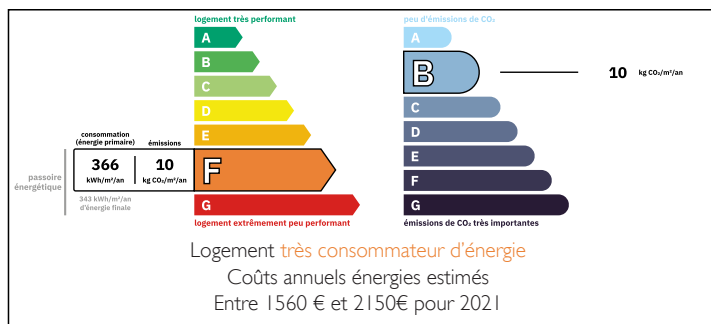
Town:	Betbezer-d'Armagnac
Department:	Landes
Bed:	3
Bath:	1
Floor:	131 m2
Plot Size:	29455 m2



## IN BRIEF

Set in a large plot of almost 3 Hectares (approximately 7 Acres), this lovely stone-built, 3 bedroom house is set in a quiet countryside location. Featuring a kitchen/dining room/lounge with open fireplace.

## 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.



## DESCRIPTION

The property is set on a vineyard and boasts some surrounding woodland. The large attic space can be converted to extend the living space and there is a covered terrace to the front of the house.

There are also several outbuildings for renovation on the property and a garage adjacent to the main house.

The property is accessed along a private driveway and the approach to the house is treelined.

Total size of vineyard is 1.3 Hectares

All Merlot vines, planted in 1998 and 2003.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES