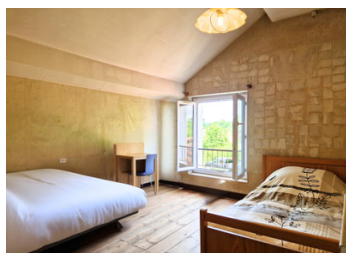
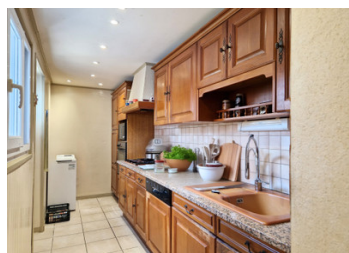


Near Mont-de-Marsan – Charming village house with 5 BR, offering 125 m² of living space on a 1,045 m² plot



INFORMATION

Town:	Benquet
Department:	Landes
Bed:	5
Bath:	2
Floor:	125 m ²
Plot Size:	1041 m ²



IN BRIEF

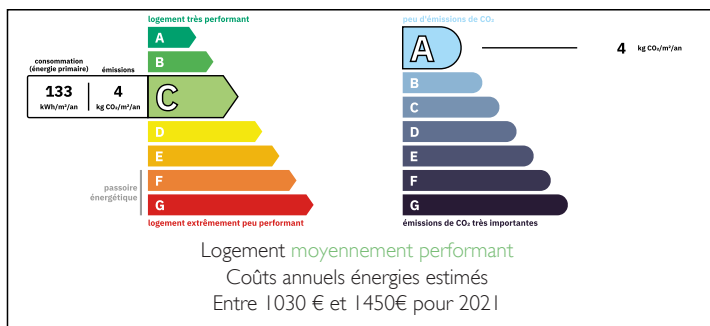
Near Mont de Marsan-Charming Village House – 125 m², 5 Bedrooms, 1,045 m² Plot

Peacefully located, this 5-bedroom home offers 125 m² of space with great potential. Ground floor: bright 31 m² living room with wood-burning insert, kitchen, shower room, WC, and 2 bedrooms (1 with walk-in closet). Upstairs: 3 bedrooms and 2 convertible attics (9 m² & 7 m²), ideal for office or storage.

Outside: 40 m² detached garage with electric door for 2 cars. Roof fitted with 16 solar panels (2022), providing near energy self-sufficiency, especially for the heat pump. Fully fenced, well-maintained garden. Built on a crawl space for better comfort and insulation.

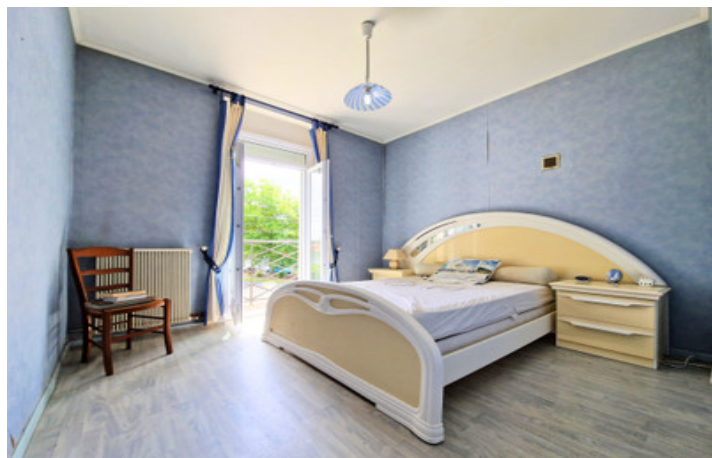
In a vibrant village with all nearby amenities: local farmers' grocery, medical offices, pharmacy, and

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: 1091 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming 5-Bedroom Village House – 125 m² of Living Space on a 1,045 m² Plot

Peacefully located, this spacious 125 m² village house offers generous volumes and great renovation potential. Set on a 1,045 m² plot, the layout is as follows:

Ground Floor:

- Entrance hall (10 m²)
- Bright 31 m² living room with wood-burning insert
- Functional kitchen (7 m²)
- Shower room (3 m²)
- Separate WC
- Two bedrooms, one with a walk-in closet (18 m² and 14 m²)
- Additional walk-in closet (3 m²)

First Floor:

- Three bedrooms (10 m², 9.5 m², and 11 m²)
- Two convertible attics (9 m² and 7 m²), ideal for a home office, workshop, or extra storage

Exterior:

- Large detached garage (40 m²) with electric door, fitting two vehicles
- Roof equipped with 16 solar panels (installed in 2022), providing near energy self-sufficiency, especially for the heat pump heating system
- Private well with pump
- Fully fenced, well-maintained garden offering attractive outdoor space

The house is built on a crawl space, ensuring better insulation and long-term durability.

Located in the heart of a vibrant village with all essential amenities nearby: a farmers' grocery store run by local producers, medical offices, pharmacy, and a primary school.

Information about risks to which this property is exposed is available on the Géorisques website :