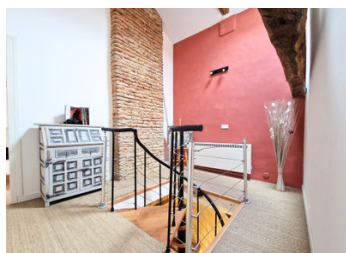


Timeless Charm and Elegance – Exquisite 17th-Century Farmhouse Renovated in a Peaceful Natural Setting



INFORMATION

Town:	Samadet
Department:	Landes
Bed:	6
Bath:	4
Floor:	287 m2
Plot Size:	4530 m2

IN BRIEF

Nestled in a peaceful setting, this fully renovated 17th-century farmhouse blends the charm of the old with modern comfort.

With generous spaces and noble materials, it offers a warm, authentic atmosphere.

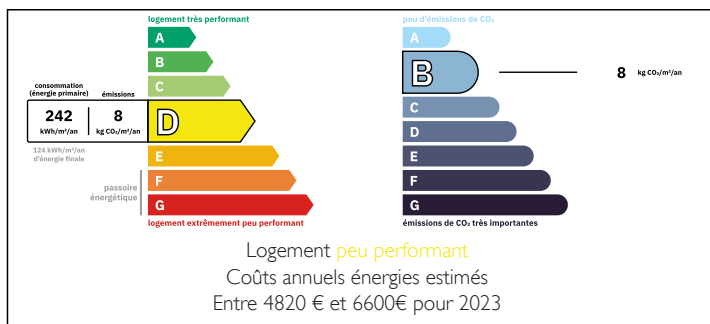
Ground floor – Space and character

An open kitchen flows into a vast living area, accompanied by two lounges and three bedrooms — including two suites with independent access. There's also a shower room with sauna, a walk-in closet, and separate WC.

Upper floor – Family comfort and privacy

Upstairs, three additional bedrooms unfold in a soft, light-filled ambiance. A habitable mezzanine, ideal as a playroom or reading nook, leads to an extra shower room. A second shower room and separate WC provide optimal comfort for the whole family.

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: 1330 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Rustic Elegance in a Bucolic Setting – Refined Renovation of a 17th-Century Farmhouse
Nestled in a preserved natural environment, where the charm of yesteryear meets modern comfort, this stunning 17th-century farmhouse, meticulously restored, reveals its full character across a generous living space, set on 4,530 m² of tree-lined grounds. Perfectly suited for peaceful family life or a hospitality project, this exceptional residence blends authenticity, generous volumes, and high-quality features.

Interior – Spaciousness and Harmony

From the moment you enter, the use of noble materials is evident: exposed beams, natural stone, and abundant light infuse each space with a warm, timeless ambiance.

The ground floor opens onto a beautiful kitchen and expansive living area, complemented by two separate lounges, offering multiple areas for entertaining or quiet retreat.

Three ground-level bedrooms, including two true suites with private shower rooms and WCs, provide the comfort of single-level living. One of these benefits from independent access via an east-facing covered porch, ideal for welcoming guests or creating a private quarters.

A walk-in dressing room, a bathroom equipped with a sauna, and separate WC facilities enhance both comfort and practicality on this level.

Upstairs – Family Comfort and Privacy

The upper floor features three additional bedrooms bathed in soft, natural light. A spacious mezzanine—ideal as a playroom, reading nook, or office—leads to an additional shower room. A second bathroom and separate WC ensure optimal convenience for the whole family.

Exterior – Nature, Potential, and Serenity

Shielded from view, the 4,530 m² grounds offer a variety of landscapes: a mature...