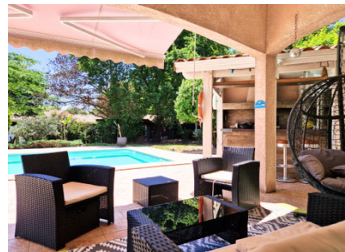
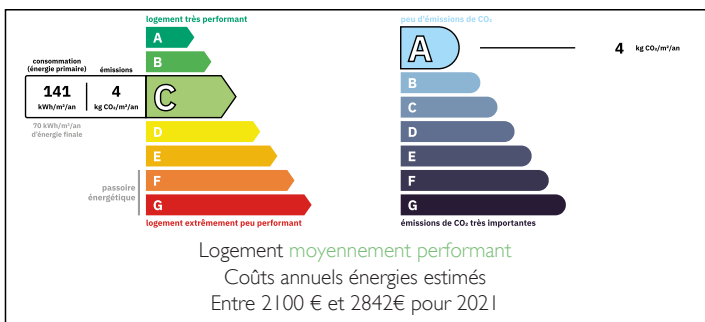


Spacious family home with guesthouse, pool & high-end features – 270 m² of living space on 2,200 m² of land



ENERGY - DPE



INFORMATION

Town:	Mont-de-Marsan
Department:	Landes
Bed:	6
Bath:	3
Floor:	270 m2
Plot Size:	2198 m2

IN BRIEF

Spacious family home with guesthouse, pool and quality features – 270 m² of living space on 2,200 m² of land

Set in a peaceful, green environment, this property impresses with its generous volumes, modern comfort, and strong potential — ideal for a large family or a rental project.

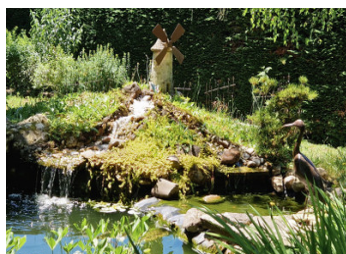
The ground floor includes a bright 63 m² living/dining area, an independent kitchen, two bedrooms (one with walk-in closet), a bathroom, separate WC, and a 15 m² cellar. Underfloor heating, wood stove, reversible air conditioning, and hot water via a thermodynamic heater and classic water tank.

Upstairs: a 25 m² relaxation area, three bedrooms, a bathroom, and WC.

The independent guesthouse offers a 30 m² living room, one bedroom, and a bathroom.

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: 3275 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Spacious Family Home with Guesthouse, Pool, and Quality Features – 270 m² of Living Space on 2,200 m² of Land

Nestled in a peaceful and green setting, this spacious 270 m² property stands out for its generous volumes, modern amenities, and strong potential—ideal for a large family, rental activity, or multigenerational living.

Main House – Comfort, Space & Warmth

The ground floor features a bright 63 m² living/dining room, a separate kitchen, two bedrooms (including one with a walk-in closet), a bathroom, a separate WC, and a 15 m² cellar.

Efficient heating is provided by underfloor heating, a wood-burning stove, and reversible air conditioning. Hot water is supplied by a thermodynamic water heater for the guesthouse and kitchen, and a classic water heater for the rest of the house.

Upstairs, a spacious 25 m² landing serves as a reading or relaxation area and leads to three bedrooms, a bathroom, and a WC.

The Guesthouse – Independence and Privacy

Well integrated into the property, the guesthouse (or independent apartment) includes a 30 m² living room, one bedroom, a bathroom.

Outdoor Space – Leisure and Practicality

Set on a fully fenced 2,198 m² plot, the grounds include a large 10x5 m chlorine pool (fed by a borehole), a 15 m² summer kitchen, a spacious terrace ideal for outdoor dining, a 40 m² double garage, and a carport for a camper van.

Bonus: Photovoltaic panels for enhanced energy efficiency.

Highlights:

- 5 bedrooms + independent guesthouse
- Generous volumes and modern features