

Fully renovated 'Maison de Maître' on 1.1 hectares of land

EXCLUSIVE

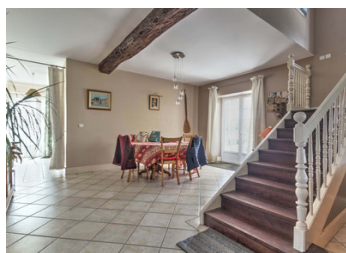
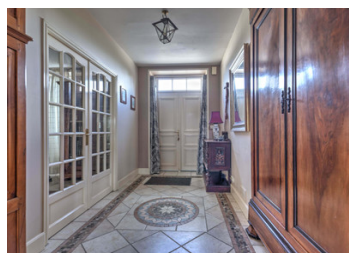


## INFORMATION

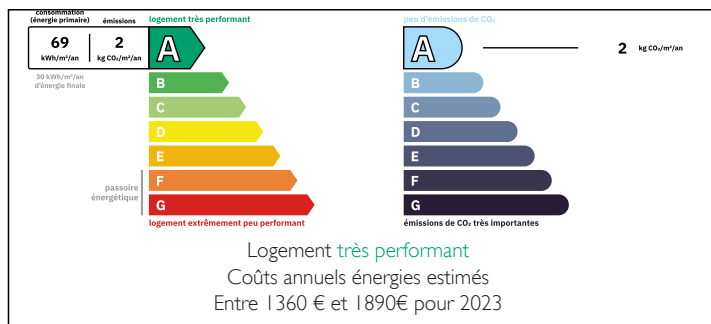
Town:	Argelos
Department:	Landes
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	11868 m2

## IN BRIEF

In a quiet countryside location, with a view of the surrounding hills, this property offers quality services and exceptional energy efficiency for its age.



## 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

Dating from the beginning of the 20th century, this house was renovated over the years by its current owners.

It is built on three levels and two outbuildings complete the services.

On the ground floor there is a spacious entrance hall with cupboards, a living room with dining area and sitting area opening onto a covered terrace, a separate living room which can be converted into a bedroom, a fitted kitchen, a laundry room, a storeroom with boiler room and a toilet.

The first floor consists of a master suite with a dressing room and bathroom, two bedrooms, one with a dressing room, a large office, a shower room, and a toilet.

The second floor features two bedrooms and a convertible attic.

In addition, there is an annex consisting of a large double garage, a workshop and a wine cellar, and a second annex, a former small sheepfold, offering a storage room, an aviary and an animal park.

A magnificent swimming pool with its exotic wooden terrace completes the amenities of this charming residence.

The ground floor features underfloor heating, powered by a heat pump. A thermodynamic water heater and a solar water heater provide hot water to the house.

This property is ready to receive its new occupants and no work is required.

Travel time :

School and shops : 12 minutes

Airport : 40 minutes

Beach : 1h10

Ski resort: 1h40

Spanish border : 1h35

## LOCAL TAXES

Taxe habitation: EUR

## NOTES