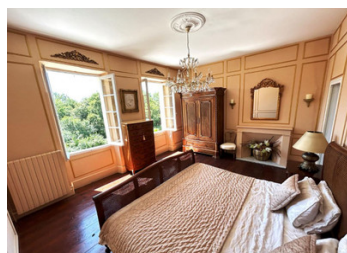


Elegant 17th-Century Manor House: spacious, character-filled interiors ideal for a large family/hosting guests



INFORMATION

Town:	Eyres-Moncube
Department:	Landes
Bed:	9
Bath:	6
Floor:	402 m2
Plot Size:	12733 m2

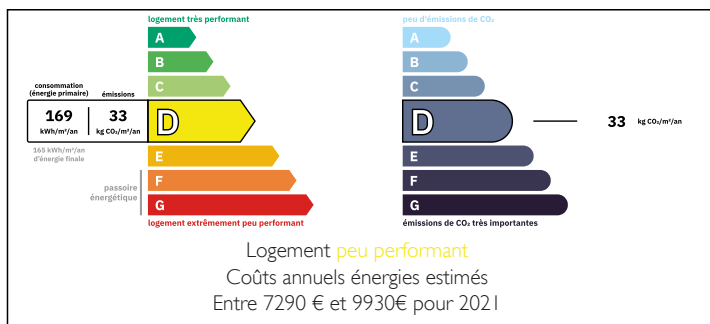


IN BRIEF

This beautiful Maison de Maître, dating back to the 17th century, combines spacious, character-filled interiors with modern refinements. Set on South-facing elevated grounds, this impressive residence offers privacy, tranquillity, and versatile living.

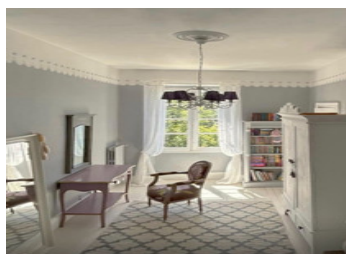
The main house features spacious, luminous rooms with high ceilings, several modern bathrooms, and a flexible layout. At the rear of the house, a large South-facing terrace overlooks the swimming pool, both of which are laid with striking Indian slate. Several fruit trees and palms surround the pool and, below, the property's wooded grounds ensure the utmost privacy. The upper grounds include an alternative seating area and small vegetable garden. A separate annex features a two-bedroom apartment and sizeable garage for up to four cars, storage areas and workshop space. There is more than ample parking to the front of the house.

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:	2046 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Ground floor

Kitchen 16m²

Fitted kitchen with double oven, gas hob and doors leading to the front and rear of the property and to the breakfast room. Staircase leading to a first-floor bedroom.

Breakfast room 26m²

Incorporating a large open fireplace (currently sealed and not in use), the breakfast room leads directly into the principal dining room and to the main corridor on its left.

Principal dining room 34m²

Incorporating a large chandelier, two double windows, working fireplace and marble floor throughout, with a double door leading to the main corridor.

Entrance hall 13.5 m²

Double doors opening onto the terrace, and the original main wooden staircase leading to the first floor.

WC with suspended toilet and bespoke vanity, 3.8 m²

Sitting room 34m²

Incorporating a wood burner and double-glazed double windows, with double doors leading out the main staircase, one leading to the back corridor and one leading directly into the library.

Library 22m²

Double-glazed windows and door leading to terrace, small quaint window and door leading into a room used for storage/ironing.

Storage/ironing room 15m²

Boiler room 4m²

Study 16 m² with en-suite shower room 4.5 m²