

Authentic 19th-century farmhouse with gîte potential – 25 minutes from Biarritz and the ocean - Quiet area



INFORMATION

Town:	Biaudos
Department:	Landes
Bed:	7
Bath:	3
Floor:	220 m2
Plot Size:	10500 m2

IN BRIEF

Charming 19th-century farmhouse in a peaceful village between Bayonne and the beaches, set on over 1 hectare in a dominant position.

This rare property includes two houses, each with private outdoor space, that can be joined or used separately—ideal for a gîte, family home or rental project.

The main house (approx. 120 m²), fully renovated, offers a spacious living room with wood stove, open kitchen, south-facing terrace, 4 bedrooms including one en suite on the ground floor, and a bathroom upstairs.

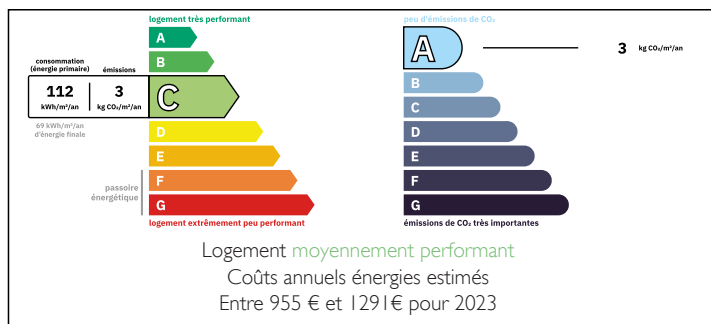
The second house (approx. 100 m²), in good condition, features an open living area and 4 rooms to redesign as you wish.

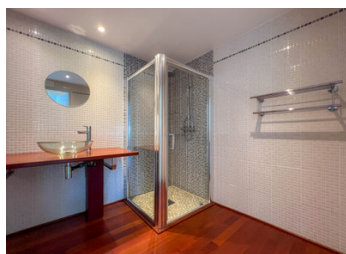
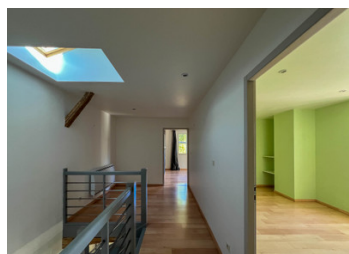
Panoramic views, terraces, mature trees.

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.

ENERGY - DPE





DESCRIPTION

Located in the peaceful countryside of Seignanx, on the heights of the charming village of Biaudos between the Landes and the Basque Country, this beautifully preserved 19th-century farmhouse offers the perfect blend of rustic charm, comfort, and opportunity. Just 25 minutes from Biarritz and the Atlantic beaches, it enjoys a dominant position with sweeping views over the surrounding landscape.

Set on more than one hectare of partially wooded land, the property features two independent houses with the possibility of combining or reconfiguring them to suit your needs—whether for a tourism business, intergenerational living, professional activity, or a large family home.

The main house, fully renovated, offers approximately 120 m² of living space.

On the ground floor:

A spacious and welcoming 45 m² open-plan living room with a wood-burning stove and fitted kitchen

A bright bedroom opening onto a south-facing terrace

A modern Italian-style shower room and a separate toilet

Upstairs, a large landing with a skylight leads to:

A beautiful 20 m² master bedroom with a fully fitted walk-in closet

Two additional bedrooms (10 m² and 13 m²) with built-in storage

A generous bathroom with twin sinks

A separate WC

Adjoining the house is a 45 m² former garage, ideal for conversion into a guest studio, workshop, or

LOCAL TAXES

Taxe habitation: EUR

NOTES