

## Architect-Designed House, 6 Bedrooms, 250 m on a 1600 m Plot – Nahuques District



## INFORMATION

Town:	Mont-de-Marsan
Department:	Landes
Bed:	6
Bath:	1
Floor:	250.22 m2
Plot Size:	1600 m2

## IN BRIEF

Spacious and Bright Architect-Designed House, ideally located in the highly sought-after Nahuques district of Mont-de-Marsan. With 250 m<sup>2</sup> of living space on a 1600 m<sup>2</sup> plot, this home offers generous volumes and numerous layout possibilities, perfect for a large family or a two-family residence.

Ground Floor:

1 spacious living room

3 bedrooms

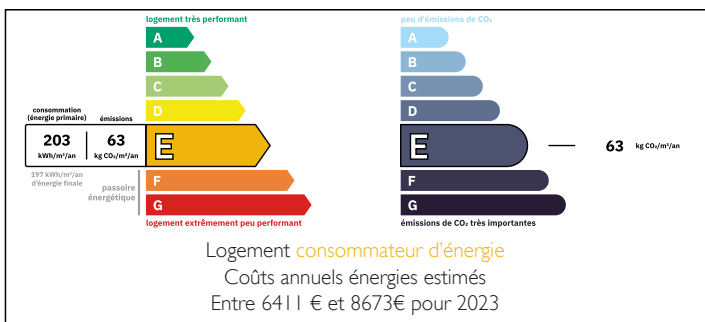
1 office (ideal for remote work or as an additional bedroom)

1 shower room

1 separate toilet



## 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.

1 bright living room

1 open plan living room/kitchen, perfect for entertaining



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Spacious and Bright Architect-Designed House, ideally located in the highly sought-after Nahuques district of Mont-de-Marsan. With 250 m<sup>2</sup> of living space on a 1600 m<sup>2</sup> plot, this home offers generous volumes and numerous layout possibilities, perfect for a large family or a two-family residence.

Ground Floor:

1 spacious living room

3 bedrooms

1 office (ideal for remote work or as an additional bedroom)

1 shower room

1 separate toilet

1 boiler room

1 cellar

1 double garage

Upstairs:

1 bright living room

1 open-plan living room/kitchen, perfect for entertaining

3 additional bedrooms

1 bathroom

1 separate toilet

Key Features:

Quiet, residential neighborhood