

Beautiful renovated farmhouse of 243m with outbuildings of 450m + swimming pool, Aire-sur-l'Adour 40



## INFORMATION

Town:	Aire-sur-l'Adour
Department:	Landes
Bed:	6
Bath:	2
Floor:	243.74 m2
Plot Size:	7356 m2

## IN BRIEF

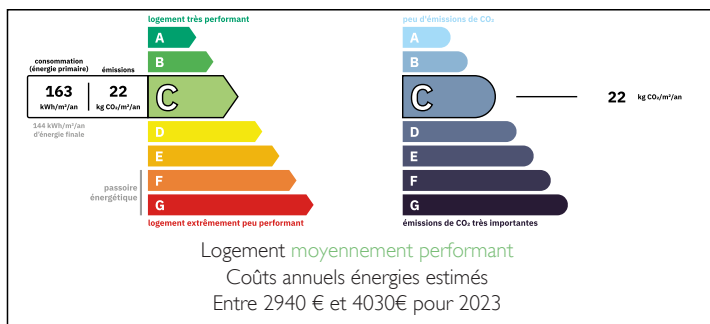
This magnificent, perfectly maintained, detached farmhouse with 6 bedrooms offers 247 m<sup>2</sup> of living space and is set on 7,356 m<sup>2</sup> of enclosed land with a pond, orchard and mature trees. Located just a few minutes from Aire-sur-l'Adour, it has a heated above-ground swimming pool (30 m<sup>3</sup>), large outbuildings offering potential for conversion or professional activity, and an EPC rating of C thanks to excellent insulation, double glazing, gas central heating and three wood-burning inserts.

The ground floor comprises a large hallway, two bedrooms (18 m<sup>2</sup> each), a large fitted kitchen (18 m<sup>2</sup>), a bathroom (19 m<sup>2</sup>) with access to a handy storage room, a separate WC, a living room (22 m<sup>2</sup>) and a dining room (23 m<sup>2</sup>).

Upstairs there are four further bedrooms (22 m<sup>2</sup>, 22 m<sup>2</sup>, 14 m<sup>2</sup>, 16 m<sup>2</sup>), a bathroom (11 m<sup>2</sup>), a WC (2.2 m<sup>2</sup>),...

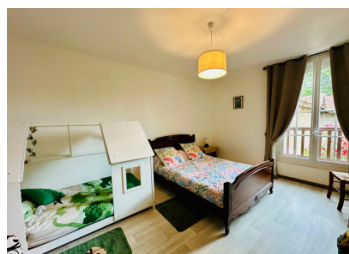


## ENERGY - DPE



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:** 2734 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

An ideal family home, a potential holiday cottage or a peaceful haven in the countryside with excellent access to the Landes, Gers and Pyrenees regions.

Located in a quiet, green setting just a few minutes from the centre of Aire-sur-l'Adour, this detached 247m<sup>2</sup> farmhouse perfectly combines old-world charm with modern comfort. It stands on 7,356m<sup>2</sup> of enclosed land, featuring an orchard, beautiful mature trees and a pond, perfect for nature lovers.

On the ground floor, a large entrance hall leads to a bright living room with a wood-burning stove, a cosy dining room, a fully equipped kitchen, two large bedrooms, a bathroom, a separate toilet and a large storage/laundry room.

Upstairs, a large landing leads to four additional bedrooms, a second bathroom, a separate WC, and access to the attic, which offers further potential.

The house has an excellent energy rating (DPE C) thanks to double glazing, good insulation, gas central heating with condensing boiler, and three wood-burning inserts.

Outside, a 30m<sup>3</sup> heated above-ground swimming pool invites you to relax. The large outbuildings in good condition (workshop, barn, storage) on two levels with a total surface area of approx. 460m<sup>2</sup> can be converted into gîtes or additional accommodation (subject to authorisation).

Less than 10 minutes from Aire-sur-l'Adour, a dynamic town in the Landes region with shops, schools, a hospital and quick access to the A65 motorway towards Pau, Mont-de-Marsan or Bordeaux. Close to the hills of the Gers, Béarn and Pyrenees.

A great opportunity for a family project, tourism venture or...