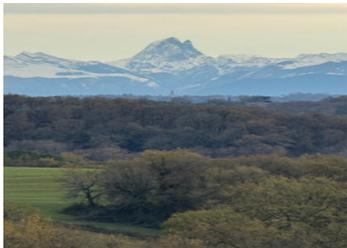


## Renovated stone home with Pyrenees views, terrace & garage in Castelnau-Tursan, South West France



## INFORMATION

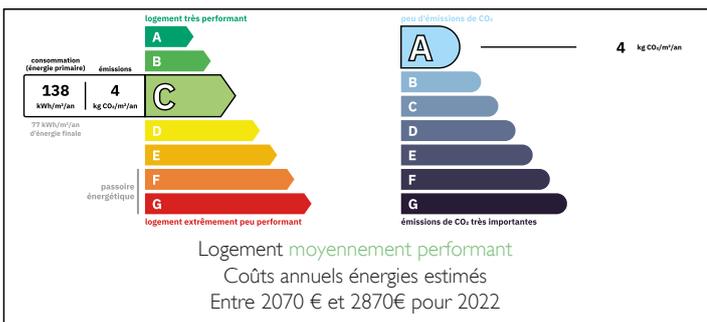
Town:	Castelnau-Tursan
Department:	Landes
Bed:	3
Bath:	2
Floor:	223 m2
Plot Size:	1580 m2



## IN BRIEF

Located in the charming village of Castelnau-Tursan (40320), close to the church and village arena, this beautifully renovated stone house in South West France offers generous living space, modern comfort, and stunning views towards the Pyrenees. Ideal as a permanent residence, holiday home, or relocation property, it combines character, convenience, and excellent international access.

## 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

This attractive stone property has benefited from extensive recent upgrades, including underfloor heating, reversible heating and air conditioning, and double glazing, ensuring comfort throughout the seasons.

The 29m<sup>2</sup> fitted kitchen features quality units and opens directly onto a large terrace with panoramic countryside and mountain views. The kitchen flows seamlessly into the impressive 64m<sup>2</sup> open-plan lounge/diner, where a wood-burning stove creates a warm and welcoming atmosphere.

On the ground floor, there is a spacious 15.5m<sup>2</sup> bedroom, ideal for single-level living, and a stylish 16m<sup>2</sup> bathroom with bath, Italian walk-in shower, double sinks, and vanity unit. The 10.5m<sup>2</sup> entrance hall includes a WC and practical boot room.

The first floor offers a bright 26.5m<sup>2</sup> landing / bonus lounge with beautiful views towards the Pyrenees. From here, two further bedrooms of 23.5m<sup>2</sup> and 19.5m<sup>2</sup> feature attractive wooden floors. A 15m<sup>2</sup> shower room completes the level, along with access to a charming office or dressing room set into the eaves.

Outside, the property enjoys a 40m<sup>2</sup> garage with concrete floor, a large terrace ideal for entertaining, and a garden mainly laid to lawn with established trees, offering a peaceful setting and uninterrupted views across the countryside.

### ROOM SIZES

Entrance 10.5m<sup>2</sup> with access to a Boot Room WC:

Kitchen: 29m<sup>2</sup>

Lounge / Diner: 64m<sup>2</sup>

Bedroom (Ground Floor): 15.5m<sup>2</sup>

Bathroom (Ground Floor): 16m<sup>2</sup>

Landing / Bonus Lounge: 26.5m<sup>2</sup>

Bedroom 2: 23.5m<sup>2</sup>

Bedroom 3: 19.5m<sup>2</sup>

Shower Room: 15m<sup>2</sup>

Office / Dressing Room (eaves)

## LOCAL TAXES

Taxe foncière: **785 EUR**

Taxe habitation: **EUR**

## NOTES