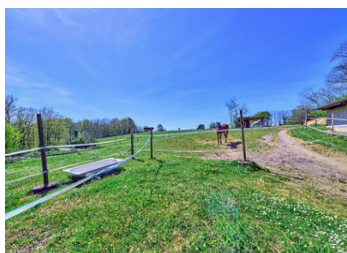


Large house 290 m + small annex with stables on 2.34 hectares of meadowland

EXCLUSIVE



## INFORMATION

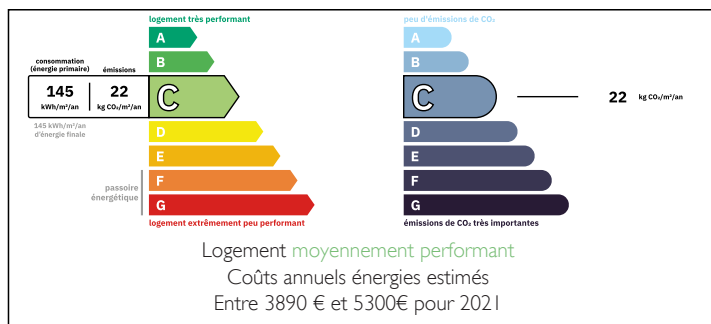
Town:	Habas
Department:	Landes
Bed:	8
Bath:	3
Floor:	318 m <sup>2</sup>
Plot Size:	23410 m <sup>2</sup>

## IN BRIEF

Situated at the junction of the villages of Labatut, Misson and Habas, on a 2.34 hectare plot, this spacious house offers approximately 290 m<sup>2</sup> of living space, plus a charming annexe with a separate entrance measuring approximately 30 m<sup>2</sup>.

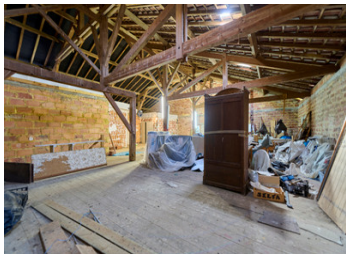
This house has just been fully brought up to standard at a cost of €140,000 (invoices available and ten-year guarantees on the electrical work, plumbing, joinery, insulation, plasterboard, gas heating, drainage, etc.). It is therefore in perfect condition in terms of both structural and finishing works, well insulated, and all that remains for you to do is carry out the complete interior decoration (paintwork, kitchen and bathrooms) as well as a façade refurbishment to bring it up to your taste. A keen DIYer can do much of this themselves at a reasonable cost, with the asking price taking this additional...

## 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

Fittings installed and work carried out:

Small house: floors under screed and attic insulated with glass wool; new electrical wiring and plumbing (circuit board); aluminium doors and windows; electric heating; water heater and reversible air conditioning; mechanical ventilation; connection to private sewage system.

Metal access gate (new).

Other premises and outdoor areas:

Large main house: south-facing roof and ridges completely refurbished, with waterproofing membrane; Velux window (accessible for roof access) on the north side, refurbished (glass tiles added); new downpipes and guttering.

Attic insulation, house (300 mm blown glass wool)

Full insulation of the workshop and tack room, same for the utility room

Stable roof refurbished, new ridge.

Utility room/garage: new roof and framework (membrane), mezzanine

Truck garage adjoining the stable: new anti-condensation steel roofing, new guttering.

Garage interior: recently laid concrete floor, staircase (new) leading to the loft.

Mains water supply: new pipes from the meter to the various points of use (small house, stable, outside, laundry room, workshop, ground floor of the main house (shower room, WC), first floor (for future distribution).

New electrical circuits (replacement of electronic meter, three-phase power supply) to the small house, stable, laundry room, meter and main distribution board; ground floor sectoral distribution board; first floor sectoral distribution board; laundry room and workshop with entirely new distribution (all electrical boards are fitted with new residual current devices and sectoral circuit breakers).

A 12 kW wood-burning stove, with flue gas extraction via a stainless steel flue pipe to the top of the roof of the main house.

A central heating system, cast...

## LOCAL TAXES

Taxe foncière: 921 EUR

Taxe habitation: EUR

## NOTES