

Aquitaine - Maison Landaise

Rare: Property comprising a »Landaise-style« stone house with 175 m² of living space, situated in pleasant surroundings, free from nuisance, with a beautiful panoramic view, on a plot of 12.5 hectares, ,

Location: approximately 1 hour from Bordeaux

This Landes-style house is surrounded by meadows and comprises a cosy living room (with a wood-burning stove), an open-plan kitchen and a lounge. A master bedroom, a bathroom, two further bedrooms with a shower room and a separate toilet, a study, a spacious garage and a 17 m² lean-to.

The loft (with a roof structure in very good condition) can be converted to suit individual plans. On the outside, there is a wooden building with a very attractive overhanging roof, comprising two horse stalls, a tack room and a storage area.

A sand quarry measuring 40 metres by 20 metres. .

This exceptional property is suitable for a wide range of projects: setting up a bed and breakfast, holiday cottages, horse breeding, a stables for competition or leisure, or a dog breeding kennel

Information and photos are for illustrative purposes only.

"Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

In accordance with Article L. 561-5 of the Monetary and Financial Code, you will be asked to provide a copy of your identity document and proof of address before any visit.

This property advertisement has been drawn up under the editorial responsibility of Mr José BERENHOLE, a commercial agent and authorised estate agent registered with the Special Register of Commercial Agents (RSAC) of the Bordeaux Commercial Court under number 421161127

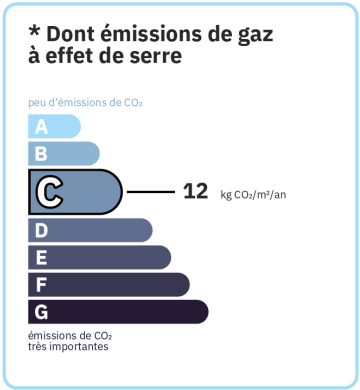
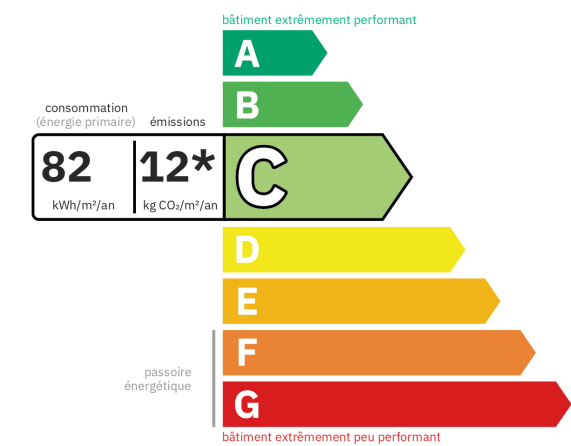
Contact José BERENHOLE: 06 09 51 55 92

Overview

Property ID	VM367
Property Price	525 000 €
Size	175.00
Land Area Size	12 ha 50 a ha
Bedrooms	3
Net selling price	€500,000
Fees payable by	ACQUIRER
Fees (incl. VAT)	€25,000
ECD	C (82)
GHG	C (12)
Date of completion of the ECD	08/04/2025
ECD version	2021
Estimated costs min	€1,170

Estimated maximum costs

€1,640



Photos





Contact

Jean-François COURSAN
Phone Number : 00 33 (0)6 74 57 78 66
Email : jfcoursan@equine-quest.com