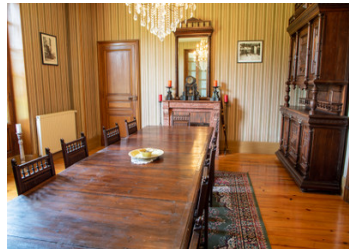


Maison de Maître, 260m , 6 bedrooms, fireplaces, 3 car garage, outbuildings.



INFORMATION

Town:	Le Vignau
Department:	Landes
Bed:	6
Bath:	1
Floor:	260 m2
Plot Size:	11215 m2



IN BRIEF

This maison de Maître built at the beginning of the 20th century (around 1906) was lived in by General Edouard Labarbe, and is on the roads between Aire sur l'Adour and Mont de Marsan. With its large and very bright rooms it would be ideal for a family home but could also be used for chambres d'hôtes. It has an attic to convert and a huge outbuilding in 3 parts, each with gateway and convertible attic, which could be turned into gîtes.

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 magnificent Maison de Maître has kept its style typical of this sort of building with its high ceilings, large windows, well-maintained floors, large hallways leading to oak stairs leading to the floors and attic. Almost all rooms have a fireplace: 2 reception rooms, dining room, bedrooms.

Upon entering, the first lounge or vestibule has access to the kitchen, the 2nd living room and hallway and the large dining room, a bedroom/office, a laundry room and access to terrace/garden.

The staircase to the first floor leads to 5 bedrooms and the bathroom and the attic, with beautiful beams to convert.

Outside a large three-part outbuilding with doors would be ideal to add more small studios for rent in gites. He also has an attic to convert. An open shelter used as a garage for 3 cars and a huge shed currently used as a wooden shelter complete this property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1195 EUR

Taxe habitation: 1080 EUR

NOTES