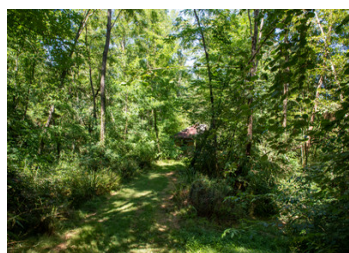


Old farm completely renovated on 6.5 ha of meadows and woods



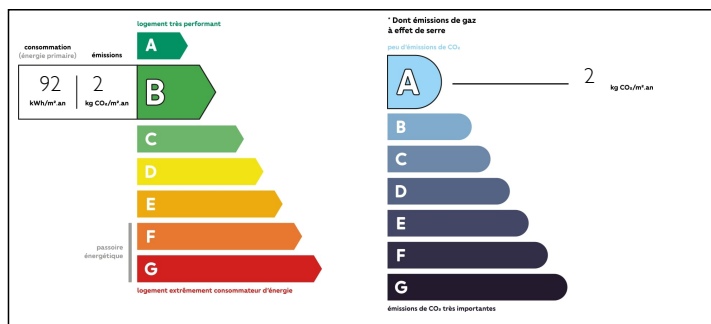
INFORMATION

| | |
|-------------|----------|
| Town: | Dax |
| Department: | Landes |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 160 m2 |
| Plot Size: | 64508 m2 |

IN BRIEF

Former 17th century farm converted into a dwelling house with outbuildings on 6.5 ha of meadow and woods. 3 bedrooms + 1 office, 2 bathrooms/shower. 15 mins from Dax.

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: 789 EUR

NOTES

DESCRIPTION

For more than a hundred years with this family, this old farmhouse was completely renovated in 1998 with quality materials and then adapted with current tools such as heat pumps, solar-powered water heaters, double and triple glazing equipping this energy-efficient house. .

Formerly classified as a seaside and spa resort thanks to its sulphurous waters, this village with all the amenities: shops, craftsmen, medical and social, well-being and good restaurants is located near Dax. Ideally one of the outbuildings could be transformed into a gite or bed and breakfast.

On the 64508m² of meadows and forests able to accommodate horses, the house / outbuildings are located at one end of the land, allowing you to have large green spaces for walks under the coolness of the century-old oaks, chestnut trees and various species of wood that will feed your fireplace. and Scandinavian wood stove. In the center of the forest is an island / shed ideal for recharging your batteries. The typical Landaise house is composed as follows: various entrances are possible in order to receive your friends / families through the living room and its Scandinavian wood stove or through the living room and its South terrace. Or to deposit your shopping directly near the laundry room or open kitchen with its day well, with electric skylight, overlooking a terrace on the west side. Two bedrooms, bathroom with shower, WC and currently an office are on the ground floor. Upstairs accessible from the kitchen is a mezzanine,...