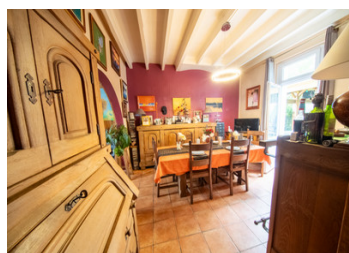
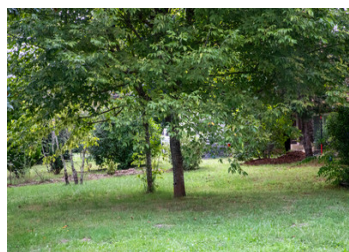


Charming 3-bedroom house in the heart of a quaint village with an enclosed grounds.

EXCLUSIVE



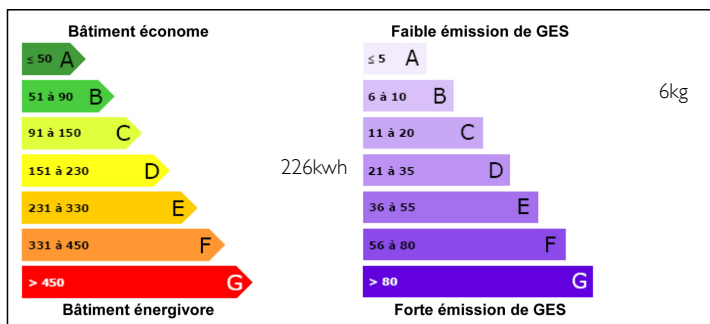
## INFORMATION

Town:	Roquefort
Department:	Landes
Bed:	3
Bath:	1
Floor:	136 m2
Plot Size:	3966 m2

## IN BRIEF

Lovely 136m<sup>2</sup> 3-bedroom house in the center of a small village, nestled on a nearly 4000m<sup>2</sup> wooded plot, large terrace and outbuildings, close to Mont de Marsan, just minutes from the A65 highway, and within an hour's drive from the ocean. The house comprises, on the ground floor: a vestibule, an equipped kitchen, a laundry room with toilet, a dining room, a living room with wood insert fireplace, and a large veranda. The first floor consists of 3 bedrooms with closets, a bathroom with walk-in shower, closets, and toilet. A 4 m<sup>2</sup> storage room. Air conditioning, double glazing. Accessible from the dining room and also from the laundry room: large covered terrace. Outbuilding with the possibility of creating a cottage, a double garage, a woodshed, and a carport. Adjacent land.

## 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 136m<sup>2</sup> house, located in the center of a small village on a nearly 4000m<sup>2</sup> plot with outbuildings and the potential to create a holiday cottage, is perfect for a family.

On the ground floor, the house features an entrance hall, a fully equipped kitchen, a laundry room with a toilet, a dining room, a living room with a wood-burning fireplace, and a spacious conservatory. The first floor comprises 3 bedrooms with closets, a bathroom with a walk-in shower, closets, and a toilet, as well as a 4m<sup>2</sup> storage room.

The house is equipped with air conditioning and double-glazed windows.

A large covered terrace is accessible from both the dining room and the laundry room.

The outbuildings offer the potential for creating a holiday cottage. A double garage, a woodshed, and a carport.

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

## LOCAL TAXES

Taxe foncière: 189 EUR

## NOTES