

Beautiful 18th-century property nestled on the banks of the Adour River, surrounded by over 1.6 hectares



INFORMATION

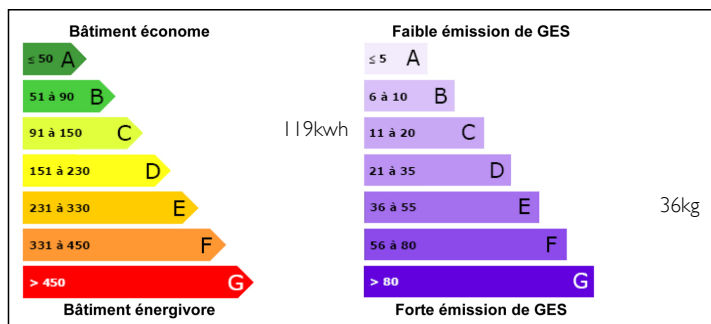
Town:	Saint-Martin-de-Seignanx
Department:	Landes
Bed:	9
Bath:	5
Floor:	430 m2
Plot Size:	16137 m2

IN BRIEF

Elegance, charm, and character define this 18th-century property nestled on the banks of the Adour River, surrounded by a lush greenery of 1.6 ha. It features a superb Master's residence spanning approximately 430 m2 across 3 levels, boasting panoramic views of the Adour River and potentially convertible outbuildings. Overlooking the Adour River, the ground floor offers delightful living spaces full of character, including a large kitchen with a pantry and a saddle room/toilet. A majestic staircase leads to the 2 upper floors, comprising 9 bedrooms, each equipped with an en-suite bathroom and/or shower/bathtub/toilet, a boat cabin bedroom, several fitted closets and wardrobes, a study, a laundry room, and several toilets. Various amenities allow one to fully enjoy the magnificent green park, with a spacious covered terrace, a swimming pool, a bodega, a private pontoon for mooring a boat, and stables. Rare opportunity, refinement in the Seignanx, just 15 minutes away from Bayonne !

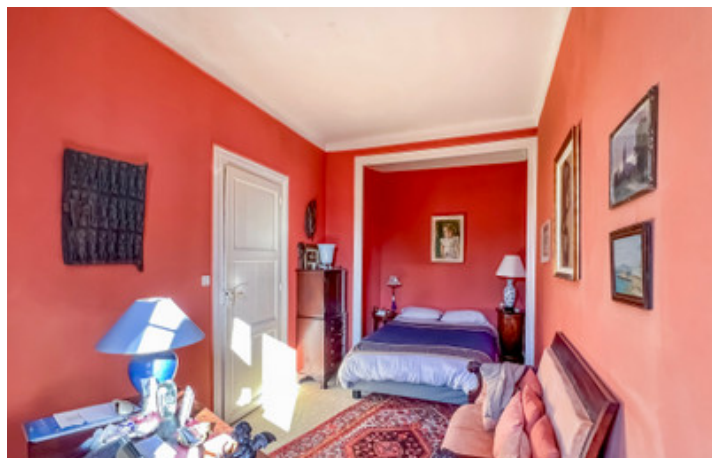


ENERGY - DPE



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

The exceptional property presented is nestled in St Martin de Seignanx, a dynamic municipality boasting all essential infrastructures and hosting approximately 6,500 inhabitants. This municipality is located at the convergence of the departments of Landes (40) and Pyrénées Atlantiques (64), about a dozen kilometers from iconic cities such as Bayonne, Capbreton, and Hossegor. This strategic location offers flexibility in travel both towards the South of Landes and towards the Basque Country, allowing you to enjoy the pleasures of the Spanish Basque Country in less than an hour's drive and indulge in mountain and skiing activities in about 1 hour and 30 minutes.

The property enjoys a privileged, tranquil location on the right bank of the Adour River, with a rare asset: a private pontoon. The Adour, a majestic river stretching over 307.1 kilometers, is a gem of the Aquitaine Basin, listed in the prestigious Natura 2000 network. Originating from the Pyrenean massif of the Pic du Midi de Bigorre, precisely at the Tourmalet pass, the Adour meanders through the region before flowing into the Atlantic Ocean. Nestled on the winding banks of the Adour, this 18th-century property exudes elegance, charm, and character. A true gem nestled in a green setting extending over 1.6 hectares. It embodies the very essence of peaceful and sophisticated living.

The main residence, an imposing Master's house, spans approximately 430 square meters spread over three levels, offering stunning panoramic views of the tranquil meanders of the Adour. Attached outbuildings promise additional development...

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