



CHARMING 12-ROOM BOURGEOIS RESIDENCE, 6
KM FROM BEACHES, WITH FORMER OFFICE, POOL
HOUSE, AND OUTBUILDINGS

CHARMING 12-ROOM
BOURGEOIS RESIDENCE, 6
KM FROM BEACHES, WITH
FORMER OFFICE, POOL
HOUSE, AND OUTBUIL...



PROPERTY FACT FILE	
REFERENCE	A32779MLR40
PRICE	€ 990,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (950 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	6
ACCOMMODATION	380 m²
LAND	5170 m²
TOWN	Bénésse-Maremne
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Barns - outbuildings, Business potential
*Price based on current exchange rate which is subject to change	



- Family, professional, and tourism potential
- 10 mins from Capbreton and Hossegor Golf / 20 mins
- Shops and services just a few steps away
- 6 bedrooms with private bathrooms
- Pool pool house, bodéga, summer kitchen, annexes

CHARMING 12-ROOM
BOURGEOIS RESIDENCE, 6
KM FROM BEACHES, WITH
FORMER OFFICE, POOL
HOUSE, AND OUTBUILD...

Ref : A32779MLR40

Just 10 minutes from the sought-after beaches of Capbreton and Hossegor, 20 minutes from the Basque Country, and a short walk to shops and services, this majestic mansion of 380 m², built in the 1820s, stands on a stunning, lush park of 5,170 m². It combines historical charm, authenticity, and rare potential for various family or

DESCRIPTION

Between the southern Landes and the Basque Country, close to the beaches of Capbreton, the Hossegor golf course, and the lively towns of the Basque Coast, this exceptional property offers a quality of life in an enchanting setting, perfectly balanced between nature and the sea.

More than just a residence, it is a place where the authenticity and elegance of yesteryear blend seamlessly with modern comfort.

** General features**

- Timeless charm to captivate those seeking serenity and authenticity, while offering immense potential for various lifestyle projects.
- A unique character through its architecture and period details, showcasing the grandeur of historic residences with a majestic oak spiral staircase, high ceilings, beautiful original parquet floors in the rooms, spacious corridors, multiple entrances, intricate geometric tile flooring, leather or glass-inlaid doors, and stunning marble fireplaces in the bedrooms and reception room. The vast, bright living spaces exude elegance and history.
- Smooth flow between the various living spaces and multiple connections to the park, with numerous access points to the residence, allowing every room to offer a direct view of the surrounding landscape and to fully embrace the beauty of the outdoors.
- Comfort and privacy for entertaining, with six bedrooms, each equipped with a private bathroom.

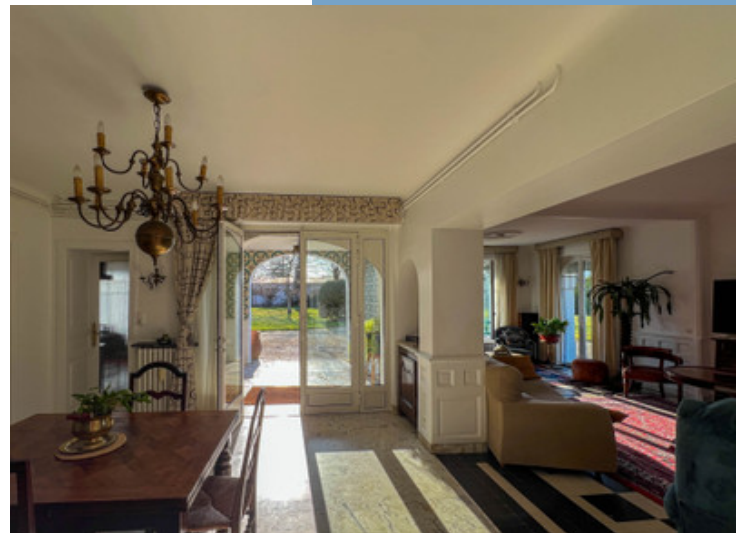
Outdoor space features

In this environment designed for the enjoyment of outdoor living, each moment becomes an invitation to wel...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32779MLR40>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

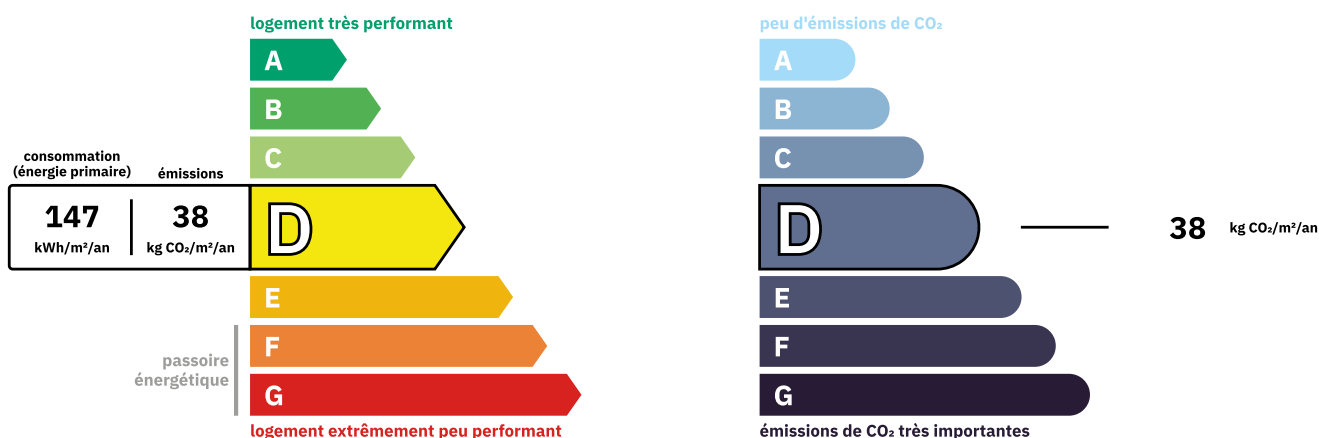
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CHARMING 12-ROOM
BOURGEOIS RESIDENCE, 6 KM
FROM BEACHES, WITH
FORMER OFFICE, POOL
HOUSE, AND OUTBUILD...

Ref : A32779MLR40

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 4010 € and 5470€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A32779MLR40
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr