LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



A 19TH-CENTURY PROPERTY FULL OF CHARACTER – ELEGANCE, NATURE AND THE ART OF LIVING

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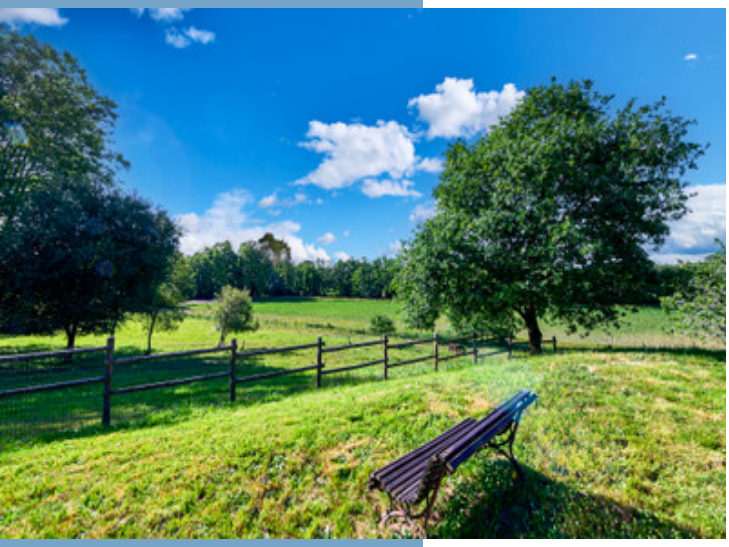

PROPERTY FACT FILE

REFERENCE	A48035COL40
PRICE	€ 872,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	312 m²
LAND	11324 m²
TOWN	Peyrehorade
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change



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- An exceptional setting
- 50mn from Biarritz Airport and 45mn from beaches
- Shops and supermarkets 10 minutes away
- High-end refurbishment 2018–2020
- Not a neighbour within 200 meters

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Set in the heart of unspoilt countryside, this remarkable 19th-century farmhouse offers 312 m² of living space on over one hectare of enclosed, landscaped grounds. Completely renovated between 2018 and 2022 to the highest standards, it elegantly combines old-world charm with contemporary comfort.







DESCRIPTION

A PROPERTY FULL OF CHARACTER IN AN EXCEPTIONAL SETTING !
Far from any disturbances and sheltered from prying eyes, this remarkable 19th-century farmhouse offers a rare quality of life, in the heart of an unspoilt setting.
Completely renovated between 2018 and 2022, the property elegantly combines the authenticity of a historic home with the demands of modern comfort.
With 312 m² of living space, it sits on over one hectare of fully enclosed and landscaped grounds. With no neighbours within 200 metres, it offers an exceptional sense of space, tranquillity and privacy.
The renovation was carried out whilst respecting the building's architectural identity. The stone walls, exposed original beams and interior half-timbering have been preserved and harmoniously combined with high-quality contemporary fittings.
The generous proportions, the natural light and the views out onto the garden create an atmosphere that is at once warm, refined and timeless.
The house features six bedrooms and four bathrooms, as well as a spacious reception room opening directly onto a large covered terrace, which serves as a genuine additional living space in fine weather.
The fitted kitchen, which is particularly spacious, is another central feature of the house, suited equally to everyday living and entertaining guests.
Heating is provided by a heat pump and a wood-burning stove. The quality of the renovation and insulation means the property has a B-rated Energy Performance Certificate (EPC), a par...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48035COL40

COMPLETE FILE AND PHOTO ON REQUEST

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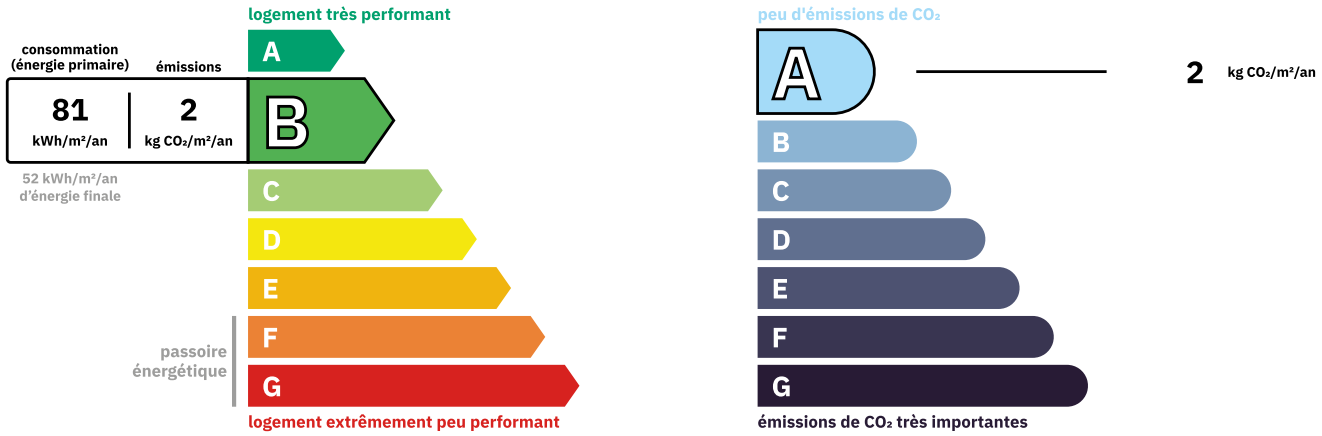
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1666 € and 2254€ for 2022

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

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