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Above ground heated swimming pool

Large barn and outbuildings

Oil fired central heating plus woodburner

Private gardens of almost 2 acres

Six spacious bedrooms

DPE = 219 [D] GES = 37 [E]



Sorbets, Landes
Ref 10359

€250,000

A detached 'Maison de Maitre' with heated swimming pool, lovely views and numerous outbuildings, quietly located on the edge of a village which is close to towns with all essential amenities. This spacious house, built in 1935, is situated in the middle of its garden, which stretches to almost two acres.

The house, which is built in a traditional early 20th century style, contains many authentic features and retains its character. With 6 bedrooms and two bathrooms, it is an ideal family home. The property is in excellent condition and ready to move into. The 8,000m²; private garden contains lawns with mature trees and shrubs and the total habitable area is 238 m². Some other characteristics of note are - oil-fired central heating and a wood burner in the snug, double glazing to all windows and a broadband internet connection is available.

CELLAR 110m²

GROUND FLOOR

Entrance hall 20m²
Living/dining room 38m²
Conservatory 17m²
Snug 20m²
Kitchen 11m²
Study (or bedroom 6) 17m²
Bedroom 1 17m²
Bathroom 5m²
With bath/shower, WC and basin
Separate WC 1.3m²

FIRST FLOOR

Landing 20m²
Bedroom 2 17m²
Bedroom 3 17m²
Bedroom 4 17m²
Bedroom 5 17m²
Bathroom 5m²
With shower, WC and basin

ATTIC

OUTBUILDINGS

Detached building 80m²
With 5 open front garages and stables
Detached barn 120m²
With first floor. This could be converted into a gite, with the appropriate permissions.

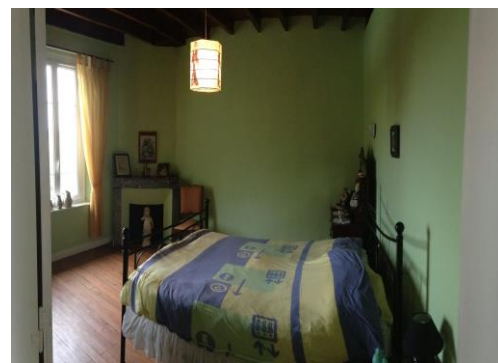
GARDENS AND GROUNDS Approx 8000m²
The private gardens contain lawns with mature trees and shrubs and the property offers wonderful views of the surrounding countryside.
Swimming pool 4.3m in diameter
A circular, above ground pool which is heated and which has a wooden deck patio.
Large tiled terrace
At the back of the house

ADDITIONAL INFORMATION

Heating
Oil fired heating with a wood burner in the snug.
Habitable area = approx 238m²
Total land area = approx 8000m²

ABOUT THE AREA

The Landes is a largely rural department, which is bordered by the Atlantic coastline, in SW France. Dominated by arable land and woodland it has a quiet, days-gone-by way of life. There are however fast road links to Bordeaux and Pau which both have international airports, and the village is about 20 minutes from the lovely riverside town of Aire sur l'Adour. This has a good range of facilities, regular markets and a UNESCO World Heritage Site church. Active lifestyles are also catered for; the surfing beaches of Hossegor and popular Biarritz are about an hour and a half to the west while Nogaro with its well known motor racing circuit is about half an hour away to the east.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.