



Ref : 9594PJP

Equestrian property in the Landes

Area



Habitable : 201 m²



Usable : 376 m²



Land : 5,2 Ha

430 000 €

Property & Domain for sale Landes. Beautiful property located in the Landes close to the departments of Gers and Lot-et-Garonne. Halfway between Toulouse and Bordeaux. And 1h30 from the Atlantic coast. This property comprises a pleasant single storey house of 185 m², a guest house adjoining the wine storehouse of 60 m². With several outbuildings, stables, wine storehouse, riding school, garage. The whole on 5.2ha of land with centuries old oaks and a 4.2 X 10.4m swimming pool. Propane gas central heating with a condensing boiler feeding the radiators. High French ceilings, exposed beams, double glazing.

IN SUMMARY

Rooms : 5
Bedrooms : 3
Bathrooms : 3

Swimming pool : yes
Garage place : 2
Parking space : 2
Outbuildings : yes



Gas and Electric



Adsl

Advantages : Countryside | Commercial activity

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 30 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 30 mn



30 mn



30 mn



30 mn



30 mn

ENERGY INFORMATION

Consommation conventionnelle 87,00 kWh/m².an

Estimation des émissions 24,00 kg éqCO₂/m².an



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DESCRIPTION

Main house :

Kitchen: 17, 1 m², fitted and equipped

Living room: 77 m² in L-shape, fireplace with insert of 13Kw, exposed beams, Bordeaux stones

including 1 dining room: 45 m²

and 1 living room : 32 m²

Corridor 19 m², exposed beams, half-timbering

Bedroom 1: 18 m², en suite with shower room

Shower room: 9 m², Italian shower, double washbasin

Toilets: 2 m²

Bedroom 2: 26.5 m² with 9.1 m² dressing room

Laundry/ WC: 5 m²

Storage space: 2 m²

Guest house : 60 m²

Kitchen open to living room

Bedroom

Shower room

Outbuildings :

Cellar adjoining the guest house

Riding arena 20 X 30 m, with watering to keep the ground supple.

Stables: 156 m² + one floor of 118 m²

Yard: 48 m², metal roof with anti-condensation protection

Exteriors :

Well, pumps 10 m high, capacity: 5m³ / hour.

Swimming pool: 4.2 X 10.4m

Are you interested ?



Marie

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