

## **Immaculately Presented, Fully Modernised Landaise Farmhouse**



**€ 579,000 fai**

**FCH619**

This stunning 'Ferme Landaise' has been beautifully renovated and now offers a fabulously spacious and contemporary living space set in grounds on just over ½ hectare.

Approached by a wonderfully romantic Provencal style tree lined driveway and situated not far from a busy market town this countryside home has a tremendous amount to offer. The property has undergone an extensive ground-up renovation over the previous 2 years. The works include re-roofing, new plumbing and electrics, with new double glazing and insulation through out.

The habitable space is spread over 2 floors and covers 380m<sup>2</sup> with the option of shutting off a part of the property to create an independently accessed 2 bedroom Gite of 80m<sup>2</sup>. Accommodation on the ground floor is made up of a fully fitted kitchen, a vast open plan living and dining area of 81m<sup>2</sup>, laid with Travertine tiling and underfloor heating, a WC and utility room with the interconnected Gite offering kitchen/living and 2 bedrooms both with en suite bathrooms.

The upper level provides a luxury Master Suite, incorporating an office and sitting room, walk-in dressing room, double bedroom, private bathroom and a terrace balcony. There are two further bedrooms on this floor, with a shower room and sitting room / play area. The interior like the exterior has been finished to a very high standard with many bespoke features such as the polished concrete fitted bathroom cupboards and granite stone basins.

The ½ hectare grounds, home to several centenarian oaks, surround the Farmhouse and add to its seductive charm.

## Property Details : FCH619 - € 579,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 380 m <sup>2</sup>	No of Rooms Total : 10	Secteur : Aquitaine	Location : Close to the Market Town of Hagetmau
No. Reception Rooms : 3	No. of Bedrooms : 5	Orientation : South	View : Countryside / Distant Mountains
Bathrooms : 1	Shower Rooms : 3		
W.Cs : 5	Utility Room : Yes		
Tax Fonciere : € 1200.00			
Heating Method : Wood Pellet Boiler / Underfloor Heating / Radiator			
Hot Water Method : Wood Pellet Boiler and Solar Panels			
ACCOMMODATION DETAILS		CONSTRUCTION	
Ground Floor		Year : 18th & 19th Century	
Kitchen (24 m <sup>2</sup> )	Reception / Dining Room (81 m <sup>2</sup> )	Type : Residential	
WC (2 m <sup>2</sup> )	Utility Room (9 m <sup>2</sup> )	Roof : Tiled	Condition : Excellent Condition
Boiler Room / Workshop (35 m <sup>2</sup> )	Landing (19.51 m <sup>2</sup> )		
Master Office / Salon (21.8 m <sup>2</sup> )	Dressing Room (17.32 m <sup>2</sup> )		
Master Bedroom (28.49 m <sup>2</sup> )	Master Bathroom (15.31 m <sup>2</sup> )		
Sitting Room / Games Room (37.12 m <sup>2</sup> )	WC (1.5 m <sup>2</sup> )		
Shower Room (4 m <sup>2</sup> )	Bedroom 2 (20.93 m <sup>2</sup> )		
Bedroom 3 (21.8 m <sup>2</sup> )	Dining Kitchen (23 m <sup>2</sup> )		
Bedroom 1 (15.6 m <sup>2</sup> )	Shower Room (3.9 m <sup>2</sup> )		
WC (1.34 m <sup>2</sup> )	Bedroom 2 (16.2 m <sup>2</sup> )		
Shower Room (10 m <sup>2</sup> )			
		SERVICES	
		Tele / ADSL : Yes	Drainage : New Septic Tank
		Water Supply : Mains	Electricity : Mains
		GROUNDS	
		Land Area : 6370 m <sup>2</sup>	Boundary : Open
		Terrace : Yes	Garden Well :
		Garage : Garage 30.97m <sup>2</sup> , Mezzanine Garage 24.25m <sup>2</sup>	Car Port :
		Swimming Pool : Possible	
		Outbuildings :	
GITE / OUTBUILDING DESCRIPTION			

**For Further Information, please contact.**

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