

## Exceptional Landaise Estate with Tourism Potential, Panoramic Views, Pool & Spacious Outbuildings



**€ 849000 fai**

**FCH1159**

Nestled in the rolling countryside near Dax and Salies-de-Béarn in the Southern Landes, this newly updated Landaise farm sits on a remarkable estate offering the perfect blend of privacy, functionality, and panoramic. Set on approximately 15 hectares of meadows, orchards, and woodland, the property provides a serene retreat while remaining within easy reach of local towns, the Atlantic coast and the Pyrenees Mountains.

The main residence spans just over 360m<sup>2</sup>, including 2 independent gîtes with proven revenue potential. The whole, includes 5 bedrooms and 4 bathrooms. The front door opens to a bright and open living-dining area combined with an open kitchen creates a welcoming environment and reception area, while large windows and high ceilings flood the home with natural light. The home's East-West exposition and hill-top position offer unobstructed views and incredible sunsets from all angles.

Every room has been designed to combine comfort with character, making it ideal as a family home or a guest retreat. The home has been carefully subdivided to allow for seamless conversion from “guest spaces” into a single large family home, 2 independent and partially finished attic spaces add over 100m<sup>2</sup> of additional space to be converted into a home office, gym or bedrooms.

The estate's grounds are as impressive as the home itself. The in-ground swimming pool offers stunning views of the

surrounding landscape, while private paths wind through orchards and woodland. Outbuildings provide significant potential, including the development of further gîtes, creative spaces or atelier, multi-vehicle garage or expansion into additional living spaces and family accommodation. An equally renovated summer kitchen sits neatly beside the vegetable garden and fruit trees and is a perfect space to host.

This turn-key property has sustainability and modern comforts that have been integrated throughout; with photovoltaic panels recently installed on the barn roof, double glazing throughout, generous insulation, a sauna and potential to include modern appliances. Recent works assure the properties’ energetic performance.

The property is located 5km from nearby market villages, near the spa town of Salies-de-Béarn, with its shops and amenities, and within easy reach of Dax, famous for its thermal baths. The Atlantic coast and the Basque country are accessible within an hour drive, making this property both secluded and accessible. The surrounding area also offers access to numerous hiking and cycling areas, vineyards and picturesque Landaise villages.

This exceptional property represents a rare opportunity to acquire a vast renovated estate in les Landes that combines luxurious living with income-generating tourism potential. The home, its outbuildings and the land would be perfectly suited as a secondary family home as a quiet escape, a main residence with access to necessities for growing family or professionals looking to blend living and working, with a converted atelier just steps from their door.

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

## Property Features

### Additional Information

|                          |                                        |                         |                     |
|--------------------------|----------------------------------------|-------------------------|---------------------|
| Habitable Space : 366 m² | No of Rooms Total : 14                 | No. Reception Rooms : 1 | No. of Bedrooms : 5 |
| Bathrooms : 0            | Shower Rooms : 4                       | W.Cs : 4                | Utility Room : Yes  |
| Tax Fonciere : € 773.00  | Heating : Wood Burner, Climate Control | Hot Water : Electric    |                     |

### Construction

|                     |                    |
|---------------------|--------------------|
| Year : 19th Century | Type : Residential |
| Roof : Tiled        |                    |

### Services

|                           |                                                                    |
|---------------------------|--------------------------------------------------------------------|
| Tele / ADSL : Fibre Optic | Drainage : 2 independent Septic Tanks                              |
| Glazing : Double Glazing  | Eco Features : Double Glazing, Additional Insulation, Solar Panels |

### Grounds

|                                                         |                               |
|---------------------------------------------------------|-------------------------------|
| Land Area : 150000 m²                                   | Boundary : Partially Enclosed |
| Terrace : No                                            | Garden Well : Yes             |
| Garage : In Barn                                        | Car Port : No                 |
| Swimming Pool : In Ground 7M x 3.5M Heated Pool         |                               |
| Outbuildings : Partially Converted Barn, Summer Kitchen |                               |

### Ancillary Buildings

Gite 1: 78m2 - 2 bedroom gite with living dining room, equipped kitchen, shower room, separate toilet and private outdoor area with access to pool and sauna. Gite 2: 47m2 1 bedroom gite with living dining room, equipped kitchen, shower room, separate toilet and private outdoor area with access to

**For Further Information, please contact.**

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