

18th Century Maison de Maître and 2 Spacious Gîtes In 2 Acres of Private Land



€ 420,000 fai

FCH1127

Nestled in the heart of the peaceful Landes region, this expansive property presents a rare and exciting opportunity for renovation. With significant potential for both a grand family home and lucrative holiday rental income, the estate comprises three separate buildings—including a 1773 Manor House, two converted outbuildings, offering approximately 600m² of habitable space waiting to be brought back to life.

The main house, dating back to 1773, occupies a privileged position on a hillside with sweeping views of the beautiful surrounding landscape. This historic property has deep roots in the area, being recorded as an old garde-poste on the 1700s “Cassini map.” Although in need of substantial renovation, the Manor House retains many of its original features, including terracotta-tiled floors, colombage (timber-framed) walls, and large feature fireplaces, offering the perfect base to create a unique and character-filled home. The house is spread over two floors and currently offers multiple bedrooms, but the layout would benefit from reconfiguration to suit modern living.

Adjacent to the Manor House, the large barn has been partially converted into a 3-bedroom gîte offering 130m² of living space on the ground floor. The gîte would benefit from modernization to realize its full potential as a holiday rental or guest accommodation. The remainder of the barn (157m²) is currently used for storage and houses the central heating system and utility meters, offering further space for development. At the entrance gates, you’ll find a converted bergerie (sheepfold), offering 90m² of space across two floors. Currently divided into a ground-floor living room, bathroom and kitchen, with three

bedrooms and a shower room on the upper floor, this building also requires updating to improve its appeal and functionality. This could be transformed into a fantastic guest suite, additional rental space, or a private retreat.

The property is equipped with a mix of heating systems, though some may require updating and maintenance. The Manor House is currently heated via a wood-fired central heating system with an oil-fired backup, and hot water is supplied by solar panels—an eco-friendly feature that also generates annual income from surplus energy sold back to the grid. The large gite is heated by an oil fired central heating boiler, which also provides hot water. The bergerie is fitted with reversible climate control units and has an electric water cylinder.

Located just 20 minutes from the thermal spa town of Dax and the charming market town of Orthez, this property offers a prime setting for those seeking a rural retreat. Paris is accessible via the TGV in approximately 4 hours, combining the best of countryside living with convenient transport links.

This is a once-in-a-lifetime opportunity to restore and reimagine a historic property in one of the most sought-after regions of France. Whether you’re looking to create a magnificent family home, develop a boutique holiday rental business, or both, the potential here is immense.

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 : 600 m²	No of Rooms Total : 20	No. Reception Rooms : 4	No. of Bedrooms : 15
Bathrooms : 1	Shower Rooms : 5	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 1.00	Heating : Wood / Oil Fired Boiler / Reversible Climate Contr	Hot Water : Electric, Oil Boiler and Solar Panels	

Construction

Services

Year : 1773	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Septic Tanks Require Updating
Roof : Tiled		Glazing : Mixed Single and Double Glazing	Eco Features : Solar Panels, Partially Double Glazed

Grounds

Ancillary Buildings

Land Area : 8,014 m²	Boundary : Open	2 Independent 3 bedroom gîtes offering 131m2 and 90m2 respectively. Both will benefit from some modernisation.
Terrace : Yes	Garden Well : Yes	
Garage : No	Car Port : No	
Swimming Pool : No		
Outbuildings : Large Barn 157m2		

For Further Information, please contact.

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