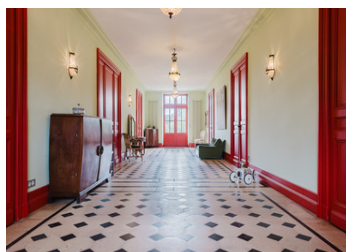


Superb property on the edge of a forest with a large manor house set in 2.7ha of land (1h from Biscarosse)



## INFORMATION

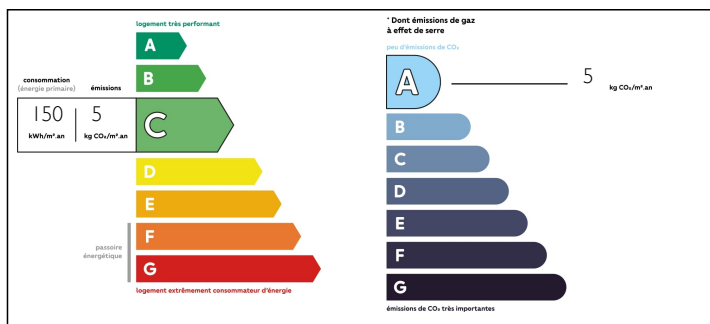
Town:	Sore
Department:	Landes
Bed:	7
Bath:	6
Floor:	425 m2
Plot Size:	27000 m2



## IN BRIEF

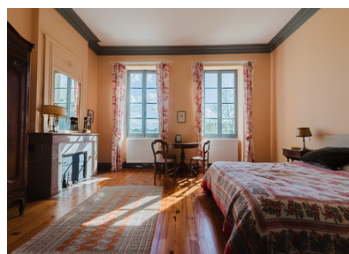
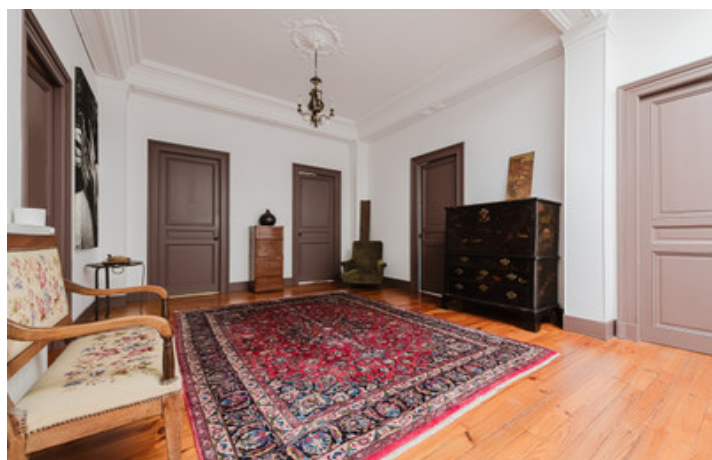
1h from Biscarosse/Arcachon, Sore: exceptional property complex comprising a large, fully-renovated 425 m<sup>2</sup> maison de Maître, on 2.7 ha of land. Set away from the village but close to all amenities and services, this magnificent 425 m<sup>2</sup> manor house dating from the 1850s has been completely renovated with all the elegance of yesteryear and ultra-modern comforts. In all, 6 en suite bedrooms (including a separate guest bedroom), an additional bedroom, two lounges, a fully equipped kitchen and a summer kitchen with sheltered terrace. No work required as everything is in perfect condition Outside, a swimming pool overlooks a beautifully landscaped garden. With its immense 2.7 ha grounds, home to many fruit and olive trees, overlooking the 'Petite Leyre' river where you can swim, its superb landscaped garden, its authenticity preserved thanks to an exceptional renovation, and its modern facilities such as geothermal heating, this exception in the Landes landscape is a must-see.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 4200 EUR

## NOTES

## DESCRIPTION

Set in a surprisingly Mediterranean bubble, 1h from Biscarosse, Sore: this exceptional property complex comprises a large, completely renovated 425 m<sup>2</sup> maison de Maître, a 170 m<sup>2</sup> Landaise.

Set away from the village but close to all amenities and services, this magnificent 425 m<sup>2</sup> manor house dating from the 1850s has been completely renovated with all the elegance of yesteryear, but with ultra-modern comforts (including geothermal energy).

A majestic entrance hall leads to a large kitchen and utility room, where charm and old materials combine with ultra-modern equipment.

There are also two superb lounges, one of which is ideal for receptions and family gatherings. The second, more intimate room with its superb fireplace is perfect for cosier evenings.

A large bedroom with en suite shower room that could also be used as a study opens onto the rear of the house.

A magnificent wooden staircase leads to a spacious entrance hall with 4 generous en suite bedrooms. Their configuration with private entrance gives the impression of entering a separate, sumptuous flat.

A total of 6 en suite bedrooms (including a separate guest bedroom), an additional large bedroom, two lounges, a fully equipped kitchen and a summer kitchen with sheltered terrace.

No work required, as everything is in perfect condition.

Also on the estate is a beautiful 170m<sup>2</sup> Landaise. Partially converted with an additional suite (and its own separate entrance) and a large 50m<sup>2</sup> artist's studio that could be converted for any artistic or tourist projects, there is still plenty of space to...