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Charming bourgeois house in the heart of Saignac-et-Muret

Landes , Nouvelle Aquitaine



€712,000

inc. of agency fees

4 Beds 1 Baths 339 sqm 1.4 ha

Nestled in the heart of the Landes natural park, on the border of Gironde, this authentic bourgeois house of 339m2 built in 1820 is built on an area of 14,000m2. From the entrance, a spacious dining room,...

At a Glance

Reference	MFH-EAB1675EAAR	Near to	Bordeaux	Price	€712,000
Bed	4	Bath	1	Hab.Space	339 sqm
Land	1.4 ha	Pool	Yes	Land Tax	N/A

Property Description

Nestled in the heart of the Landes natural park, on the border of Gironde, this authentic bourgeois house of 339m2 built in 1820 is built on an area of 14,000m2. From the entrance, a spacious dining room, an independent kitchen and a living room. As an extension, a master suite comprising a bedroom of approximately 24m2, a bathroom, a dressing room and a separate toilet. A 50m2 room remains to be fitted

out on the ground floor to complete the comfort of the space. Upstairs, a spacious hallway, two bedrooms, a bathroom and a space of approximately 50m² to rethink. The entire space is heated by a combination of geothermal energy and wood to ensure the comfort of this house. Outside, a heated swimming pool and a carport. A period bread oven and two hair boxes give this family home its original charm. Ideal as a second home, reception venue or large family home, a few minutes from the motorway and close to Bordeaux and the Arcachon basin, this residence with its exceptional charm is the perfect base for buyers looking for new horizons. ENERGY CLASS: D/ CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR3,110 and EUR4,270. Kevin Pari (EI) /

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€712,000

Key Information

Internal Area:	339 sqm
Land Area:	1.4 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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