

Maison Saint-Geours-de-Maremne 142 m<sup>2</sup>

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PRIX DE VENTE : 525 000 €

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## DESCRIPTION

Erected at the end of the 18th century, this farmhouse of 300 sqm embodies the timeless charm of the Landes countryside, blending authenticity with refinement. Set on a 5,000 sqm plot, it enjoys an exceptional environment—utterly peaceful and entirely private—offering a rare sense of serenity.

Laid out entirely on one level, the residence is organized around a vast and inviting living room, enhanced by a fireplace insert and extended by a kitchen area. This floor also features two bedrooms, a study, a bathroom, and a separate WC, combining comfort and practicality.

Upstairs, a spacious bedroom with its own shower room and WC forms a private suite, open to the tranquillity of the surrounding landscape.

An impressive 65 sqm reception hall, known as the “bodéga,” completes the ensemble—an exceptional space for entertaining and convivial gatherings.

The outbuildings further attest to the property’s character: a large barn with remarkable ceiling height, and a double garage. The convertible attic space offers additional potential for future development.

Outdoors, the flat and beautifully landscaped garden reveals a saltwater swimming pool (8x4 m), bordered by terraces inviting relaxation, and complemented by an outdoor shower.

Additional features include solar panels, glass wool insulation, and a well. Some renovation work is to be expected.

This property is presented by Yoann BARCOS, Consultant in Luxury Real Estate (RSAC 940 936 225).

Asking price: €525,000, fees included, payable by the sellers.

Energy performance:

EPC: D (190 kWh/sqm/year)

Greenhouse gas emissions: B (6 kg CO<sub>2</sub>/sqm/year)

Estimated annual energy costs: between €2,140 and €2,960.

Information regarding exposure to natural, mining, or technological risks is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Discover all our listings on [hossegor.immoba](http://hossegor.immoba).

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	142.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	5 rooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 190

Indice d'émission de gaz à effet de serre (GES) : B 6



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