

[Click to view MFH-ADF1626467](#)

House for sale in Landes

Estigarde , Landes , Nouvelle Aquitaine



€225,000

inc. of agency fees

3 Beds 131 sqm 0.46 ha

Located in a quiet, rare sector in the heart of the forest of the Landes region is this renovated shepherds cottage offering 131m²...

At a Glance

| | | | | | |
|------------------|----------------|----------------|-----------|------------------|----------|
| Reference | MFH-ADF1626467 | Near to | Estigarde | Price | €225,000 |
| Bed | 3 | Pool | No | Hab.Space | 131 sqm |
| Land | 0.46 ha | | | Land Tax | N/A |

Property Description

Located in a quiet, rare sector in the heart of the forest of the Landes region is this renovated shepherds cottage offering 131m² of living space including a living room opening to a sitting-dining-kitchen space, three bedrooms, a washroom, laundry and outside, 4600m² of land.

Located in the Landes region where the quality of life is admired, this home integrates perfectly into its environment.

The natural light which affords the entire of the house will surprise you. After admiring the lovely covered, 25m² terrace outside, inside is the 45m² main living area with sitting and dining space and open, fitted kitchen with generous work tops and central workspace and numerous storage spaces.

Opposite the entrance are two bedrooms (13m² and 15m²) with built-in storage. To the right is a 9m² washroom with walk-in shower and toilet and a laundry with access to the outside and rear of the house.

A lovely wooden staircase leads up to a 45m² room perfect for another bedroom, games room etc.

Outside, you will enjoy two terraces facing west and east, a 24m² garage and a 32m² wooden chalet which could easily become extra living space or a gîte.

The traditional roof framework is visible on the first floor. The roof is covered in tile. Windows are PVC framed and double glazed. There is underfloor geothermal heating. There is an electric-powered hot water storage tank. The property is served by an individual sewage system.

The lovely home is in a quiet sector and has a sizeable plot of land. It represents a wonderful opportunity to obtain a dwelling, an investment, in this preserved region.

You will be 15 mins from Gabarret, 25 mins from Nérac and Casteljaloux, 1h20 from Bordeaux, it's airport and TGV station, 1h40 from the Atlantic coast and 2h from the Pyrenees.

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 3 |
| Price | €225,000 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 131 sqm |
| Land Area: | 0.46 ha |

Location: Nouvelle Aquitaine



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates