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## 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 131m<sup>2</sup>...

### At a Glance

<b>Reference</b>	MFH-ADF1626467	<b>Near to</b>	Estigarde	<b>Price</b>	€225,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	131 sqm
<b>Land</b>	0.46 ha			<b>Land Tax</b>	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 131m<sup>2</sup> of living space including a living room opening to a sitting-dining-kitchen space, three bedrooms, a washroom, laundry and outside, 4600m<sup>2</sup> 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, 25m<sup>2</sup> terrace outside, inside is the 45m<sup>2</sup> 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 (13m<sup>2</sup> and 15m<sup>2</sup>) with built-in storage. To the right is a 9m<sup>2</sup> 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 45m<sup>2</sup> room perfect for another bedroom, games room etc.

Outside, you will enjoy two terraces facing west and east, a 24m<sup>2</sup> garage and a 32m<sup>2</sup> 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



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