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## House for sale in Landes

Hagetmau , Landes , Nouvelle Aquitaine



**€222,000**

inc. of agency fees

3 Beds      116 sqm      0.42 ha

Located less than 10 mins from Hagetmau in a tranquil area is this bungalow for sale offering a spacious living area benefiting from...

### At a Glance

<b>Reference</b>	MFH-ADF1626601	<b>Near to</b>	Hagetmau	<b>Price</b>	€222,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	116 sqm
<b>Land</b>	0.42 ha			<b>Land Tax</b>	N/A

### Property Description

Located less than 10 mins from Hagetmau in a tranquil area is this bungalow for sale offering a spacious living area benefiting from lots of natural light and a fireplace, a sitting room, three bedrooms, office space, a lovely terrace and an above ground pool. There are outbuildings all on a 4200m<sup>2</sup> plot.

Situated in a small quiet village away from the main road and without any neighbours blocking your view, this lovely home sits on a fenced plot and has a pleasant view of the rolling countryside. The entrance hall

serves the 32m<sup>2</sup> living room which has a wood burner, and the 7m<sup>2</sup> sitting room. A corridor leads to a washroom with walk-in shower, recently installed, two bedrooms, office space and a toilet.

A 15.5m<sup>2</sup> kitchen and a 13m<sup>2</sup> bedroom are accessed from the living room.

The windows are wide and four patio doors, all double glazed, allow the rooms to be bathed in natural light. There are storage cupboards in almost all of the rooms, very practical and you will save money, perhaps, on furnishings.

A 42m<sup>2</sup> wooden, south-west facing terrace is accessed from the kitchen and entrance and you will enjoy taking meals outside all year round. Outside, there is a 66m<sup>2</sup> garage-workshop, a 20m<sup>2</sup> “summer” kitchen and a 13m<sup>2</sup> storage room. The pool has a wooden terrace and will appeal to all ages. The 4200m<sup>2</sup> of land has fruit trees.

This home is habitable in its current state. However, the house will benefit from a change in decor to suit your tastes and an improvement in insulation.

A gas-powered condensation system provides heating and hot water. The wood burner will economise your gas. The property has an individual sewage system.

You will be under 10 mins from Hagetmau, 25 mins from Orthez, 50 mins from Dax, 1h15 from Bayonne and 2h from Bordeaux.

## Summary

Property type:	House
Bedrooms:	3
Price	€222,000

## Key Information

Internal Area:	116 sqm
Land Area:	0.42 ha

## Location: Nouvelle Aquitaine



## Gallery



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