

[Click to view MFH-ADF1626601](#)

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

Reference	MFH-ADF1626601	Near to	Hagetmau	Price	€222,000
Bed	3	Pool	No	Hab.Space	116 sqm
Land	0.42 ha			Land Tax	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 4200m² 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 32m² living room which has a wood burner, and the 7m² sitting room. A corridor leads to a washroom with walk-in shower, recently installed, two bedrooms, office space and a toilet.

A 15.5m² kitchen and a 13m² 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 42m² 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 66m² garage-workshop, a 20m² “summer” kitchen and a 13m² storage room. The pool has a wooden terrace and will appeal to all ages. The 4200m² 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



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