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## An exceptional property in the heart of a Gascon bastide

Labastide-d'Armagnac , Landes , Nouvelle Aquitaine



# €795,000

inc. of agency fees

2 Beds   2 Baths   270 sqm   0.08 ha

Situated on the magnificent main square surrounded by arcades of one of the most beautiful villages in France,...

### At a Glance

**Reference** MFH-BG32609  
**Bed** 2  
**Land** 0.08 ha

**Near to** Labastide-d'Armagnac  
**Bath** 2  
**Pool** No

**Price** €795,000  
**Hab.Space** 270 sqm  
**Land Tax** N/A

### Property Description

Situated on the magnificent main square surrounded by arcades of one of the most beautiful villages in France, between Cazaubon and Mont de Marsan, this property is a jewel. It has been perfectly renovated by a highly reputable company.

From the entrance with its period terracotta floor tiles, you pass into the spacious kitchen which has been made to measure and is fully equipped by the well known Lacornue company. On the first floor, the double living room is bathed in light and benefits from a beautiful view over the square with its arcades and its 13th Century Church. Its original parquet floors and wood panelling give it a lot of charm. The same goes for the two double & luminous bedrooms which each have their en-suite bathrooms. A cosy summer sitting room with original terracotta floor tiles opens onto a pleasant sunny terrace.

The property has a sports room which could be used as a 3rd bedroom or an office. The (non attached) garden has a nice variety of trees and an original stone outbuilding which could be restored to your own taste: pool house, guest house, workshop, office. Please feel free to contact us for more information or to organise a viewing.

Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 5380.00 and 7350.00 €.  
Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€795,000

## Key Information

Year Built:	14
Internal Area:	270 sqm
Land Area:	0.08 ha

## Location: Nouvelle Aquitaine



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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.

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