



Bourgeois house

MONT DE MARSAN (40)

1 280 000 €*

* Agency fees to be paid by the seller



420 m²



14 pièce(s)



7 chambre(s)

PROPERTY DESCRIPTION

When the gate opens, the magic happens, a superb alley of palm trees leads you to the castle, located just 12 minutes from Mont-de-Marsan, in the village of Lucbardez-et-Bargues.

This superb luxury property offers great amenities in a unique environment where calm and zen reign.

The castle dates from 1791, perfectly maintained, on 3 levels with a mixture of noble materials (wood, iron, stone, cement tiles, waxed concrete).

A superb entrance with a corridor in original cement tiles, distributing the living rooms, a fully equipped kitchen with fireplace open to a living room/lounge warmed by its wood stove. A second living room/lounge, a master suite with separate shower room and WC complete this first level.

The 1st floor distributes two parental suites with bathroom and WC, two parental suites with shower room and separate WC.

The second floor (completely redone) includes a living room, with beautiful exposed beams, two bedrooms, a bathroom with separate WC.

A reception room of 320 m² to current standards, which can accommodate 200 people, very well equipped, sound system, light show and video projector, sanitary facilities, a mezzanine.

A basement serving as a caterer and cold room, a storage room.

An independent underground cellar.

A barn of 183 m² to rehabilitate on two levels.

Outside, a superb 55 m² swimming pool with natural shapes, summer kitchen and pool house bordered by a magnificent bamboo grove of more than 120 species, an exotic garden, remarkable trees, orchard, borehole, vegetable garden, a 200 m² car park complete this exceptional unique place. A next LGV station will see the light of day in 10 years, it will be located 3 km from the village, the A65 motorway 5 minutes away. Ideal for bed and breakfast project, seminar, wedding. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Myriam SLUNJSKI

SOUSTONS (40140)

Agent

RSAC : 831 457 940 00011

Courts service city : DAX

(+33)6 44 19 79 45

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 824439

Property type Bourgeois house

Year of construction 1791

Exposure TRAVERSANT

Vue dégagée, Panoramique, sur Forêt, sur Jardin,
sur Village

Furnished Yes

SURFACES

Living space 420 m²

Living room surface 38 m²

Land surface 7366 m²

COMPOSITION

Number of rooms 14

Number of bedrooms 7

Number of bathrooms 3

Toilets count 6

Washrooms 4

Terrace 1

DPE/GES

DPE 55

GES 1

APPENDIX

Parking couvert

Parking space 20

Cellar 1

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater géothermie

Heater pompe à chaleur

Heater bois

Kitchen aménagée

Swimming-pool Yes

Interpcom Yes



CAPIFRANCE

639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez

CS 70058 34 473 Pérols Cedex

RCS de Montpellier n° 441 338 985

SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle