



Manor house

SAINT JUSTIN (40)

**1 290 000 €\***

\* Agency fees to be paid by the seller



675 m<sup>2</sup>



22 pièce(s)



8 chambre(s)

## PROPERTY DESCRIPTION

Capifrance, specialist in Luxury & Prestige real estate, is pleased to present to you this sumptuous mansion dating from 1840, located in the heart of a charming country house in the Landes d'Armagnac, in the Mont-de-Marsan region.

### **\*\*Exceptional Geographical Location:\*\***

Ideally nestled at the crossroads between Toulouse and Bordeaux, this property enjoys a privileged geographical location. With the opening of the A-65 from the Roquefort or Mont de Marsan interchanges, Bordeaux and Pau are less than an hour away, and with the LGV, Paris is less than three hours away.

Also, the house remains perfectly integrated into its village environment, close to all shops and services, school and hiking trails, daycare, postal agency, commercial space and service station, health center.

### **\*\*Exceptional Property:\*\***

This majestic residence extends over more than 2 hectares of land, offering a peaceful and authentic living environment. In addition to the main house of 675m<sup>2</sup>, carefully renovated, you will discover a caretaker's house of 180m<sup>2</sup> as well as old stables and horse boxes, totalling 600m<sup>2</sup>. An 80m<sup>2</sup>

Orangery, ideal for seasonal rentals, also completes this exceptional set.

Some rooms in the mansion are also available for rental, providing additional income potential.

### **\*\*Ecological Commitment:\*\***

Concerned about the environmental footprint, this property is equipped with new installations this summer, including two heat pumps and a pellet stove, the roof will also be insulated. These improvements aim to reduce energy consumption and ensure optimal comfort while respecting the environment.

### **\*\*Detailed description:\*\***

On three levels served by an elevator, this mansion offers a generous and functional layout: on the ground floor, two living rooms, a dining room, an equipped kitchen, while on the first Upstairs there are four bedrooms with adjoining bathrooms and dressing rooms.

The second floor offers four additional bedrooms and a living room. In addition, four rooms remain to be renovated, offering additional development potential as needed.

### **\*\*Exceptional Natural Setting:\*\***

Nestled in a listed wooded park including this immense Atlas cedar or even century-old chestnut and lime trees, this property offers a true haven of peace where tranquillity and nature meet harmoniously.

Do not hesitate to contact me for any additional information or to arrange a visit. I am at your disposal to support you in your real estate project with professionalism and dedication.

Any visit will be possible subject to a solid financing project. You will be asked for concrete elements to present an offer to the owner.

Dear professional colleagues, I am open to inter-agency. It goes without saying to REALLY not disturb the occupants. Dear sellers and buyers, let's discuss your real estate projects together.

Take advantage of the power of distribution and support of Capifrance, as well as the expertise of a trusted advisor available 7 days a week.

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Fees are the responsibility of the seller.

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.



**Laurent SABATHÉ**

**PAU (64000)**

Agent

RSAC : 504 087 545 00050

Courts service city : PAU

**(+33)6 31 70 55 17**



## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 850104

Property type ..... Manor house

Year of construction ..... 1840

Exposure ..... E-W

View ..... Vue dégagée, Panoramique, sur Jardin

Furnished ..... Yes

### SURFACES

Living space ..... 675 m²

Land surface ..... 20000 m²

### COMPOSITION

Number of rooms ..... 22

Number of bedrooms ..... 8

Number of bathrooms ..... 5

Toilets count ..... 2

Terrace ..... 1

### APPENDIX

Parking ..... couvert

Parking space ..... 2

Garage ..... 2

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

caretaker ..... Yes

Heater ..... pompe à chaleur

Heater ..... granules

Kitchen ..... aménagée

Swimming-pool ..... 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

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