

# French Properties Direct

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**272m2 house on 6448m2 plot**

**Under-floor heating throughout all floors**

**Heated pool and large hangar**

**3 En-suites, with potential income**

**Close to beaches, forests, lakes, golf.**

**DPE = 34 [A] GES = 1 [A]**



**Biscarosse, Landes**  
**Ref: 10429**

**€925,000**

A beautiful, modern, energy efficient house built in 2016 to RT2012 standard, located in a secure residential area within an airport. The house has two independent self catering studios with built in kitchenettes and walk in showers, independent entrance, terrace and garden.

The main house has a very modern open plan feel, with two terraces, and a balcony on the first floor. An air source heat pump provides under-floor heating and hot water. A large light filled kitchen/dinning area and lounge look out onto the garden and heated swimming pool. Quality floor tiles are throughout the house. The house also has connections to Freesat satellite and French TV.

The garden is laid to lawn with shrubs and bushes along the neighbouring fenced perimeters. There is an automatic sprinkler system from a well. The lit driveway leads to a double carport and a hangar/garage of 156 sqm with an electrically controlled 12x3m door. Within the hangar/garage is a shower room and toilet.

## GROUND FLOOR

### **Covered Entrance Porch** 6.7 m<sup>2</sup>

Tiled and with security lighting

### **Entrance Hall** 14.5 m<sup>2</sup>

Wooden entrance door with frosted side glass panels - Double glass door leading to lounge, stairs to first floor, and doors to studios, cloakroom and kitchen. Window to front aspect.

### **WC** 1.8m<sup>2</sup>

### **Kitchen/Diner** 43.8m<sup>2</sup>

A very light and spacious room fitted with a wide range of practical units and top of the range appliances and granite work surfaces. Large island unit with breakfast bar. Self-cleaning Neff oven, large Siemens induction hob and Airforce extractor fan, American Samsung fridge-freezer with water and ice dispenser. LED dim-able lighting. Sliding doors to a covered terrace, and glass double doors to living room. Door to utility room. Two windows to rear garden in the dining area and one in front of the sink.

### **Covered terrace** 11.3m<sup>2</sup>

### **Utility room** 20.5m<sup>2</sup>

Large storage area with the main heating and electric controls, hot water tank (300 litres), a sink with a double cupboard below, worktop with washing machine and dryer. Window to front aspect and doors to kitchen and to side garden.

### **Lounge** 40.5m<sup>2</sup>

This room has two glass double doors that lead to either the kitchen or the hallway. It has a modern wood burner. Two further French doors and large sliding doors give access to the rear garden, large covered terrace and swimming pool. LED dim-able lighting.

### **Covered terrace** 19.5m<sup>2</sup>

Ideal for dining and entertaining with the swimming pool a few metres away.

### **Second Entrance to Studios** 4.9m<sup>2</sup>

### **Studio 1 including Kitchenette** 23.8m<sup>2</sup>

Fitted units, induction hob, extractor fan, stainless steel sink, combo micro-wave oven, fridge with ice compartment. Light and spacious room with one window and French doors leading to the terrace and garden. French TV connection.

### **Studio 1 shower room** 4.4m<sup>2</sup>

Toilet, sink over a cabinet with two drawers, lit mirror. Spacious walk in shower.

### **Studio 1 terrace** 11m<sup>2</sup>

### **Studio 2 including Kitchenette** 21.4m<sup>2</sup>

Fitted units, induction hob, extractor fan, stainless steel sink, combo micro-wave oven, fridge with ice compartment. Light and spacious room with two windows to front and side aspects, French doors leading to the terrace and garden. French TV connection.

### **Studio 2 shower room** 4.4m<sup>2</sup>

Toilet, sink over a cabinet with two drawers, lit mirror. Spacious walk in shower.

## ABOUT THE AREA

Biscarrosse is in the heart of the Landes Forest, situated along the Atlantic coast, with its white sand surfing beaches, making it an attraction to many people. There are three natural settings in Biscarrosse : The Lakes, The Forests and The Beach. The area has miles of trails and cycle paths. Water sports, cycling, walking, golf, horse riding are just some of the many activities. Arcachon and Bordeaux are less than 1 hour drive, Biarritz and the Pyrenees under 2 hours and Spain just over 2 hours. This is a wonderful region to live and work.

### **Studio 2 terrace** 11m<sup>2</sup>

## FIRST FLOOR

### **Landing** 12.4m<sup>2</sup>

With good natural light (two windows), currently used as a study.

### **Master bedroom** 27.7m<sup>2</sup>

Large window overlooking the rear garden and swimming pool, walk in closet with sliding door.

### **En-suite shower room** 5.9m<sup>2</sup>

Toilet, sink over cabinet with three drawers, lit mirror and a heated towel rail. Large walk in shower. Windows to front and side aspects.

### **Bedroom 2** 22.3m<sup>2</sup>

Large window to rear aspect and French doors to balcony/terrace.

### **Bedroom 3** 16.2m<sup>2</sup>

Large window to side aspect and French door to balcony

### **Covered Terrace/Balcony** 11.3m<sup>2</sup>

Nice views of the gardens, swimming pool and surrounding pine forests. Beautiful sunsets.

### **Family Bathroom** 7.8m<sup>2</sup>

Toilet, sink over a cabinet with three drawers, lit mirror and a heated towel rail. Walk in shower and a bath. Two windows to front aspect.

## OUTBUILDINGS

### **Aircraft Hangar/Garage** 156.2m<sup>2</sup>

With a side entrance, two large windows and a 12 x 3 meters electric door. Within the hangar/garage is a shower room/toilet of approximately 4.2 sqm with an electric wall mounted radiator. Potential for annex (subject to planning permission). Most of the neighbours have built annexes in their hangars.

## GARDENS AND GROUNDS

Property accessed by a Tarmac driveway with lights, leading to the house, hangar and carport. Grounds are laid to lawn with perimeter fencing and side fencing, with a double gate for lawnmower access. There are pine trees in the bottom of the back garden, and one at the front. There is a well/pump and the lawns are watered by an automated Rainbird sprinkler system.

### **Heated swimming pool** 10m x 4m

With automated sunken security cover, terrace (6mx3m) plus pool lights. Pool equipment is housed in a locked cupboard in the carport.



To enquire about this property please contact [info@frenchpropertiesdirect.com](mailto:info@frenchpropertiesdirect.com)

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