



## Selection Habitat Character properties in the countryside



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish


### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 446,268.01

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Mazerolles
Irányítószám:	40090
Feladta:	2026. 03. 28.

### Leírás:

Mazerolles  A character property to be revealed, on the doorstep of Mont-de-Marsan Set away from view, in a peaceful and tree-lined environment, this property immediately asserts its character: a home built to endure, offering generous volumes, strong architectural identity and landscaped grounds that naturally shape the living spaces. Beyond the entrance gate, more than 7,200 sqm of enclosed grounds unfold between mature trees, open perspectives and more intimate garden areas. A preserved setting, without overlooking neighbours, just a few minutes from local amenities and the Mont-de-Marsan ring road. The main house offers approximately 215 sqm of living space. From the moment you enter, the 65 sqm reception room reveals impressive proportions: high ceilings, dual-aspect light, fluid circulation and a central stone fireplace immediately define the atmosphere of the home. It includes: A separate kitchen 5 bedrooms, including 2 on the ground floor 2 shower rooms 1 bathroom The interior retains strong architectural coherence and offers an excellent basis for enhancement while preserving the original spirit of the property. In the basement, a 65 sqm cellar houses, among other features, the swimming pool filtration system. Outdoor spaces The 12 x 6 metre swimming pool sits directly in front of the house, naturally extending into the parkland setting. An enclosed tennis court completes the property, with the possibility of restoring its original purpose or redesigning it for another outdoor use. The guest house A second house of approximately 70 sqm, built in the same architectural style, completes the property. It includes: A living room Two bedrooms A study A bathroom A full renovation is required (roof and interior walls), yet this space offers genuine potential for an independent project, guest accommodation or extended family use. Positioning A distinctive property in the area, intended for buyers who appreciate the value of strong architectural foundations, structured grounds and a setting that has become



increasingly rare in the immediate surroundings of Mont-de-Marsan. Selection Habitat  Character properties in the countryside Virtual tour and full file available on request.

Built: 1989

## Gyakori

Hálósobák: 7  
Fürdőszobák: 2  
Kész négyzetméter: 285 nm  
Telekméret: 7200 nm

## Room details

Total rooms: 10  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Coal

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 139

## Building details

Outdoor Amenities: Pool  
Emeletek száma: 2

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/TXNV-T30171/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30171/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: B42076CE05164768

