



Sunning 5 Bed Estate For Sale In Pissos Landes France

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Listing details

Property for: Sale
Price: USD 1,046,863.26

Location

Country: France
ZIP code: 40410
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Description:
Sunning 5 Bed Estate For Sale In Pissos Landes France

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2223 chemin de boutoura
Pissos
Landes

40410
France

Stunning 5-Bed Estate in Pissos, Landes: A 25-Hectare Private Sanctuary

Nestled in the tranquil heart of the Landes de Gascogne Regional Natural Park, this exceptional 8-room property offers a rare blend of traditional French charm and expansive natural beauty. Priced at €900,000, this 180 m² Landes-style residence is perfectly positioned in the quiet commune of Pissos, providing an unparalleled lifestyle for those seeking peace, privacy, or a unique business opportunity.



The Residence: Modern Comfort in a Classic Style

The main house is in immaculate condition, requiring no additional work. The ground floor is designed for both functionality and grand entertaining, featuring a fully equipped modern kitchen and a spacious 45 m² dining room. This level also hosts a cozy living area, two well-appointed bedrooms, a shower room, and a separate WC.

The upper floor serves as a dedicated sleeping quarters with three fully furnished bedrooms, a family bathroom, and an additional separate WC. Throughout the home, ample storage solutions ensure a clutter-free living environment, while the overall aesthetic remains faithful to the rustic elegance of the Landes region.

Outdoor Living and Leisure

The property's outdoor amenities are a true highlight, centered around a 5×10 m saltwater swimming pool. The pool area is fully fenced for safety and complemented by a luxurious spa/jacuzzi, perfect for unwinding under the stars. Adjoining the house is a massive 75 m² covered terrace, offering a vast space for alfresco dining and lounging regardless of the season.

Security and infrastructure are top-tier, featuring a double electric gate and a fully fenced perimeter. The estate is self-sufficient in several ways, utilizing two boreholes with submersible pumps for water and 3 kW solar panels to offset energy costs. For vehicles, there is a large carport for two cars plus significant additional parking for guests.

25 Hectares of Opportunity

The sheer scale of the land—approximately 25 hectares—sets this property apart. The grounds consist of 4 hectares of lush meadows and 5 hectares of managed pine trees, with the remainder of the vast acreage covered in a scenic mix of mature oak and pine forest.

The estate includes two traditional sheepfolds that offer immense versatility. The first is a 200 m² structure equipped with a kitchen and cold storage, currently utilized as a storage barn, while the second measures 80 m². These outbuildings make the property an ideal candidate for:

- * Equestrian Projects: Ample room for stables, paddocks, and riding trails.
- * Hospitality: Potential for a high-end Bed & Breakfast or 'Gîtes' in a sought-after nature destination.
- * Agricultural Ventures: Excellent soil and infrastructure for hobby farming or livestock.

Location and Accessibility

Located in Pissos, the estate offers easy access to the village's heritage and the activities of the Leyre River. For international travel, the property is conveniently located near Bordeaux-Mérignac Airport (BOD), typically a 45-minute drive away, ensuring that this secluded paradise remains connected to the rest of the world.



With an excellent energy rating (100 kWh/m²/year) and estimated annual energy costs between €1,100 and €1,540, this is a sustainable and cost-effective retreat. Whether you are a nature lover or an ambitious entrepreneur, this Pissos estate is a rare find in today's market.

ABOUT THE AREA

Pissos is a tranquil commune located in the heart of the Landes de Gascogne Regional Natural Park in the southwest of France. Situated in the northern part of the Landes department, it is surrounded by the vast Landes forest, which is one of the largest maritime pine massifs in Europe. The village is characterized by its traditional Gascon heritage and is positioned roughly 55 kilometers north of the regional prefecture, Mont-de-Marsan.

The community is deeply rooted in nature and local traditions, often hosting events such as the Pentecost celebrations that bring together residents and visitors for festive gatherings. Its geography is defined by a flat, sandy plain and an altitude that remains below 80 meters, offering a serene environment ideal for outdoor activities like hiking and cycling. The nearby Leyre River also provides opportunities for canoeing through the preserved landscapes of the regional park.

Visitors to Pissos can explore historical landmarks such as local century-old churches and picturesque half-timbered houses that reflect the architectural history of the region. The town serves as a gateway to broader Landes attractions, including the nearby Atlantic coastline with its expansive sandy beaches and world-class surfing spots like Mimizan and Biscarrosse. Gastronomy is another highlight, with local markets regularly featuring regional specialties like foie gras and duck breast.

For travelers arriving by air, the nearest major airport to Pissos is Bordeaux–Mérignac Airport (BOD). Located approximately 30 to 50 kilometers away depending on the route, it offers the most convenient international and domestic connections for those visiting the northern Landes district. Other regional options include Biarritz and Pau airports, though these are situated further south and are typically better suited for reaching other parts of the department.

MAiN FEATURES:

- * 180m² of living space
- * 250000m² plot
- * 5 Bedrooms
- * 4 Bathrooms
- * Stunning Views
- * Private Garden
- * Pool
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com



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Common

Bedrooms: 5
Bathrooms: 4
Finished sq. ft.: 180 sq m
Lot Size: 250000 sq m

Rental details

Furnished: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.505.287

