

# French Character Homes

...belles demeures dans le sud ouest

## 17C Manor House with Reception Venue



€ 995,000 fai

FCH444

Dating back to 1645, this deceptively large French Manor House offers period living at its finest. The Estate includes the **four bedroom Manor House**; its former winery now renovated into a **Reception Venue** with an en-suite guest bedroom; its **large former barn** (two floors of 258m<sup>2</sup>); a **smaller barn** (45m<sup>2</sup>); a **stable** (44.5m<sup>2</sup>) and **1.5 hectares of land**. Conveniently situated within walking distance of its neighbouring market town and just 10 minutes north of the historic city of Pau.

The Estate is accessed via large wrought iron gates opening into the private driveway leading up to the gravelled courtyard. Accommodation within the Manor House is provided over two floors. The ground floor offers a large entrance hallway; a study with an original marble fireplace; a formal sitting room with its period wood surround fireplace; a dining room with a large open 'country' fireplace and a fitted kitchen which opens onto the dining terrace and connects into both the preparation kitchen (with the former bread oven) and the utility room. The first floor offers four bedrooms all with en-suite facilities and is accessed via the original period staircase.

This immaculate property has huge appeal and would be an interesting acquisition for someone looking for a period character property from which to run a reception venue (for weddings, birthdays etc). It has the added advantage of being situated within walking distance of its well-served town. The Atlantic coast around Biarritz, the Spanish border and the ski slopes are just an hours drive away. Pau airport 15 minutes; Tarbes/Lourdes airport 40 minutes; Toulouse & Bordeaux airports 2 hours.

# Property Details : FCH444 - € 995,000

## ACCOMMODATION SUMMARY

Habitable Space : 430 m <sup>2</sup>	No of Rooms Total : 10
No. Reception Rooms : 4	No. of Bedrooms : 5
Bathrooms : 2	Shower Rooms : 4
W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 3300.00	
Heating Method : Gas Fired (Town)	
Hot Water Method : Electric	

## ACCOMMODATION DETAILS - MANOR HOUSE

### Ground Floor

Utility Room (10.28 m <sup>2</sup> )	Pantry (5.26 m <sup>2</sup> )
Dining Room (30.79 m <sup>2</sup> )	Kitchen (20.13 m <sup>2</sup> )
Guest Cloakroom (8.33 m <sup>2</sup> )	Sitting Room (35.18 m <sup>2</sup> )
Study (27.29 m <sup>2</sup> )	Entrance Hallway (35.94 m <sup>2</sup> )

### First Floor

Landing (45.29 m <sup>2</sup> )	Bedroom 1 (29.45 m <sup>2</sup> )
En-suite bathroom to Bed 1 (6.3 m <sup>2</sup> )	Bedroom 2 (11.62 m <sup>2</sup> )
En-suite Shower Room (4.05 m <sup>2</sup> )	WC (1.51 m <sup>2</sup> )
Bedroom 3 (11.72 m <sup>2</sup> )	En-suite bathroom to Bed 3 (5.93 m <sup>2</sup> )
Bedroom 4 (11.95 m <sup>2</sup> )	En-suite Shower Room to Bed 4 (11.95 m <sup>2</sup> )

## SITUATION

Secteur : Aquitaine	Location : 15 mins North of Pau ; Between the Mountains and the Atlantic Ocean
Orientation : South	View : Countryside

## CONSTRUCTION

Year : 1645	Type : Residential
Roof : Slate : Good Condition	Condition : Excellent Condition

## SERVICES

Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Water Supply : Mains	Electricity : Mains

## GROUNDS

Land Area : 15000 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : Yes
Garage : In Barn	Car Port :
Swimming Pool : No	
Outbuildings : 3 Barns	

## GITE / OUTBUILDING DESCRIPTION

RECEPTION VENUE ( 67.53m2) BARN 1 (258m2) ATTIC SPACE (258m2) : 3 South facing windows BARN 2 (45m2) : cement floor, west and east facing windows STABLE BLOCK (44.5m2) : cement floor, north and east facing windows

## Additional Property Details : FCH444 - € 995,000

### ACCOMMODATION DETAILS - RECEPTION VENUE

#### Ground Floor

Reception Room (67.53 m <sup>2</sup> )	Corridor (6.04 m <sup>2</sup> )
Shower Room (3.58 m <sup>2</sup> )	Wine Cellar (20.83 m <sup>2</sup> )
Kitchen (8.31 m <sup>2</sup> )	BARN (258 m <sup>2</sup> )

#### First Floor

Landing (1.95 m <sup>2</sup> )	WC (0.82 m <sup>2</sup> )
Bedroom 5 (39.26 m <sup>2</sup> )	Shower Room (5.08 m <sup>2</sup> )
ATTIC (258 m <sup>2</sup> )	

**For Further Information, please contact.**

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#### **French Character Homes SARL**

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