

# French Character Homes

...belles demeures dans le sud ouest

## A Handsome 19C Manor House set in Beautiful Grounds with Bordering Brooke



€ 480,000 fai

FCH466

Situated 3 minutes from its neighbouring town, in the heart of Gascony famed for its 'douceur de vivre', its food (home to foie gras and Armagnac brandy), its Medieval Bastide towns and villages and its beautiful landscape with distant views of the Pyrenees Mountains.

This **19C Manor House** sits beautifully in its landscaped grounds with a **bordering brooke** and an attractive **period barn**. A turning gravel drive leads in from the country lane, beside the **feature pond fed by natural spring water**, through its **delightful grounds** with centenarian trees and a wide variety of plantings.

Accommodation is offered over two floors with the third floor offering the potential for further accommodation. The property was re-configured, by its current owners, to maximise its light and to offer a less formal style of accommodation. The main entrance opens into a large entrance hallway, which extends past the staircase, to the rear of the property. To the left of the entrance is the salon, which leads directly into the family living room and then into the kitchen. The living room has double doors opening onto the rear, south facing, terrace over-looking the mature gardens. To the right of the main entrance is the third reception room, currently used as an office. The original period staircase and the guest cloakroom is found between the kitchen and the study. The second floor offers four large and well proportioned bedrooms. The master bedroom has an ensuite bathroom and dressing area. Another bedroom has an en-suite shower room. Bedrooms two and three share the family bathroom.

This delightful property is situated just 12 kms from Nogaro with its well known motor circuit plus a small airfield; 30 mins from Mont de Marsden; 90 mins from the sandy beaches around Biarritz and the Pyrenean Ski Slopes. Biarritz, Toulouse and Bordeaux airports are all within a 90 minute drive away.

## Property Details : FCH466 - € 480,000

### ACCOMMODATION SUMMARY

|                                      |                       |
|--------------------------------------|-----------------------|
| Habitable Space : 360 m <sup>2</sup> | No of Rooms Total : 7 |
| No. Reception Rooms : 3              | No. of Bedrooms : 4   |
| Bathrooms : 2                        | Shower Rooms : 0      |
| W.Cs : 3                             | Utility Room : Yes    |
| Tax Fonciere : € 0.00                |                       |
| Heating Method : Gas Fired (Mains)   |                       |
| Hot Water Method : Gas fired         |                       |

### ACCOMMODATION DETAILS

|  |  |
|--|--|
| Ground Floor                                       |  |
| Entrance Hallway (14.64 m <sup>2</sup> )           | Salon (24.82 m <sup>2</sup> )                      |
| Living Room (62.96 m <sup>2</sup> )                | Kitchen (23.07 m <sup>2</sup> )                    |
| Reception Room III / Study (29.42 m <sup>2</sup> ) | Hall (24.67 m <sup>2</sup> )                       |
| Guest Cloakroom (3 m <sup>2</sup> )                |  |
| First Floor  |  |
| Landing (41.1 m <sup>2</sup> )                     | WC (2.54 m <sup>2</sup> )                          |
| Bedroom 1 (21.96 m <sup>2</sup> )                  | E-suite shower Room (4.46 m <sup>2</sup> )         |
| Bedroom 2 (24.21 m <sup>2</sup> )                  | En-suite Bathroom to Bed 3 (21.91 m <sup>2</sup> ) |
| Bedroom 3 (23.91 m <sup>2</sup> )                  | Family Bathroom (13.21 m <sup>2</sup> )            |
| Bedroom 4 (24.71 m <sup>2</sup> )                  |  |

### SITUATION

|                     |  |
|---------------------|--|
| Secteur : Aquitaine | Location : 50 mins North of Pau;<br>12 mins from Nogaro with its Motor Circuit |
| Orientation : South | View : Gardens & Countryside   |

### CONSTRUCTION

|                     |                            |
|---------------------|----------------------------|
| Year : 19th Century | Type : Residential         |
| Roof : Slate        | Condition : Good Condition |

### SERVICES

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

### GROUNDS

|                                 |                               |
|---------------------------------|-------------------------------|
| Land Area : 9000 m <sup>2</sup> | Boundary : Partially Enclosed |
| Terrace : Yes, South Facing     | Garden Well : Natural Spring  |
| Garage : In Barn                | Car Port : No                 |
| Swimming Pool : No but possible |                               |
| Outbuildings : BARN : 5.3 X 29m |                               |

### GITE / OUTBUILDING DESCRIPTION

|  |  |
|--|--|
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|  |  |

For Further Information, please contact.

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**French Character Homes SARL**

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