

# 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 Marsan; 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; 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


For Further Information, please contact.

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