

# French Character Homes

...belles demeures dans le sud ouest

## A Handsome Maison de Maitre with Guardian's Cottage and 6 Hectares of Land.



€ 498,200 fai

FCH475

This handsome maison de maitre built in 1880 by the family of the present owners is offered with 6ha of mature gardens, pasture and woodland, a guardians cottage and large period barn.

The property is packed full of charm and beauty with all its original features still in place such as decorative fireplaces, period doors, attractive floor tiles and parquet but most appealing of all is the mesmerizing spiral staircase. Spread over three floors, with three reception rooms, bureau and seven bedrooms this home welcomes you open armed.

The interior has benefited from a restoration that took place some years ago and has maintained a crisp and fresh feel. The staircase, not only regal but practical too, delivers you effortlessly to the first and second floor landings in suitable style. The bedrooms are arranged around each spacious landing, four on each floor with the main bedrooms enjoying en-suite shower rooms. All rooms have been finished to a high standard.

A guardians cottage, ready for renovation, can be found within the extensive grounds as can a large and charming period barn once used for the making of wine. There are a number of centenarian trees close to the house including oak, cedar, palm and plane that can be best appreciated whilst taking a stroll on one of the many meandering paths through the garden.

**There is also the possibility to acquire additional land, by separate negotiation should you wish.**

Located in a quiet region of 'Les Landes' not far from a small market town on the scenic Adour river. 20 minutes to the prefecture town of Mont de Marsan and motorway access. 1 hour to Pau international airport, 1 hour 40 to Bordeaux

international airport and just under 2 hours to Biarritz on the Atlantic coast.





# Property Details : FCH475 - € 498,200

## ACCOMMODATION SUMMARY

Habitable Space : 360 m <sup>2</sup>	No of Rooms Total : 6
No. Reception Rooms : 3	No. of Bedrooms : 7
Bathrooms : 2	Shower Rooms : 2
W.Cs : 3	Utility Room : No
Tax Fonciere : € 0.00	
Heating Method : Central (gas propane boiler) / Wood	
Hot Water Method : Electric	

## ACCOMMODATION DETAILS - MAIN HOUSE

<b>Ground Floor</b>	
Kitchen (21.7 m <sup>2</sup> )	Salon (26.81 m <sup>2</sup> )
Salo de Thé (26.14 m <sup>2</sup> )	Dining Room (22.23 m <sup>2</sup> )
Entrance Hall (17.25 m <sup>2</sup> )	Hall (17.3 m <sup>2</sup> )
<b>First Floor</b>	
Landing (10 m <sup>2</sup> )	Bedroom 1 (27.17 m <sup>2</sup> )
Shower Room (5.23 m <sup>2</sup> )	Bedroom 2 (20.57 m <sup>2</sup> )
Dressing Room (2.77 m <sup>2</sup> )	Bedroom 3 (21.94 m <sup>2</sup> )
Shower Room (1.86 m <sup>2</sup> )	WC (3.16 m <sup>2</sup> )
Bureau (16.22 m <sup>2</sup> )	Bathroom (11.74 m <sup>2</sup> )
<b>Second Floor</b>	
Landing (17.21 m <sup>2</sup> )	Bedroom 4 (17.48 m <sup>2</sup> )
Bathroom (8.2 m <sup>2</sup> )	Bedroom 5 (18.27 m <sup>2</sup> )
Bedroom 6 (17.46 m <sup>2</sup> )	Bedroom 7 (18.1 m <sup>2</sup> )

## SITUATION

Secteur : Aquitaine	Location : 1hr North-East of Pau in the Landes Department ;20 mins South East of Mont de Marsan
Orientation : South	View : Pyrenees & Gardens

## CONSTRUCTION

Year : 1880	Type : Residential
Roof : Tiled	Condition : Good Condition

## SERVICES

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

## GROUNDS

Land Area : 60000 m <sup>2</sup>	Boundary : Yes
Terrace : No	Garden Well : Yes
Garage : No	Car Port : No
Swimming Pool : No but possible	
Outbuildings : Yes, Summer House	

## GITE / OUTBUILDING DESCRIPTION

GUARDIANS COTTAGE : Ground floor (approx 46.50m<sup>2</sup>) / First floor (approx 46.50m<sup>2</sup>) BARN : 3 storeys (approx 170m<sup>2</sup> each)

## Additional Property Details : FCH475 - € 498,200

ACCOMMODATION DETAILS - GUARDIANS COTTAGE

**For Further Information, please contact.**

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**French Character Homes SARL**

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