

# French Character Homes

...belles demeures dans le sud ouest

## Maison de Maitre with Mature Gardens and Barn



€ 495,000 fai

FCH478

This magnificent Maison de Maitre is tucked away within its own grounds of just over ½ a hectare of mature trees, shrubs and lawns. Conveniently situated close to the centre of a small market town with all the necessary amenities within easy walking distance.

The house was built in 1890 by the mayor of the town and remained in his family until the present owners acquired the property. They have since refurbished the house bringing it up to modern standards whilst at the same time retaining all the old world charm that such a home can provide. Many of the original features are still in place such as decorative floor tiles, ornate fire surrounds, exposed wooden floor boards and a beautiful spiral staircase.

The accommodation is spread over two floors with two reception rooms, kitchen and library on the ground floor and four bedrooms, one with en-suite bathroom, on the second floor. There is also a large attic room should you wish to develop further living space. The house also benefits from large window openings on all four facades allowing the sunlight to flood in at all times of the day during all seasons of the year.

The mature gardens are home to many ancient trees, a shrubbery and an expansive lawn along with an attractive two storey period barn covering just over 200m<sup>2</sup>.

Situated within an hours drive of both Pau and Biarritz international airports, with access to the motorway network in under 20 minutes and the Pyrenees mountains with all the activities they provide, skiing, hiking, climbing, riding to name just a few, only 1 hour 30 minutes away.

# Property Details : FCH478 - € 495,000

## ACCOMMODATION SUMMARY

Habitable Space : 284 m <sup>2</sup>	No of Rooms Total : 9
No. Reception Rooms : 3	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 1
W.Cs : 3	Utility Room : No
Tax Fonciere : € 0.00	
Heating Method : Oil Fired	
Hot Water Method : Oil Fired	

## ACCOMMODATION DETAILS

Ground Floor	
Kitchen & Pantry (13.94 m <sup>2</sup> )	Salon (23.45 m <sup>2</sup> )
Sitting Room (23.32 m <sup>2</sup> )	Dining Room (25.11 m <sup>2</sup> )
Entrance Hall (38.85 m <sup>2</sup> )	Library (15.97 m <sup>2</sup> )
First Floor	
Landing (25.13 m <sup>2</sup> )	Bedroom 1 (17.37 m <sup>2</sup> )
Washroom (2.47 m <sup>2</sup> )	Bedroom 2 (23.27 m <sup>2</sup> )
Bedroom 3 (24.92 m <sup>2</sup> )	Bathroom (13 m <sup>2</sup> )
Bedroom 4 (25.36 m <sup>2</sup> )	Washroom (7.67 m <sup>2</sup> )
Shower Room (3 m <sup>2</sup> )	
Second Floor	
Attic to convert (165.39 m <sup>2</sup> )	

## SITUATION

Secteur : Aquitaine	Location : Landes Department : Between Orthez and Dax
Orientation : South	View : countryside and town

## CONSTRUCTION

Year : 1890	Type : Residential
Roof : Slate	Condition : Good Condition

## SERVICES

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

## GROUNDS

Land Area : 5297 m <sup>2</sup>	Boundary : Yes
Terrace : No, but gravelled backyard	Garden Well : Yes
Garage : Yes, in barn	Car Port : No
Swimming Pool : No but possible	
Outbuildings : Yes	

## GITE / OUTBUILDING DESCRIPTION

BARN (217m<sup>2</sup>) X 2 Levels

For Further Information, please contact.

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Document non-contractuel Mandat 478

**French Character Homes SARL**

R.C.S. PAU: 514275239 N° TVA : FR86514275239  
Carte Transaction Immobilière 2009-1412-T délivrée  
par la Préfecture des Pyrénées Atlantiques.

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