

1930's Manor House



€ 795,000 fai

FCH516

A beautiful Manor house tucked away in its own grounds of just over 2ha. Found at the end of a long and secluded drive, set amongst ancient oaks a more tranquil place you will not find.

This delightful 1930's Manor was constructed on the site of an earlier chateau, hence why the locals still romantically refer to this property as "le chateau". It was built in the style of an Italian Villa with evidence of its Latin inspiration in abundance. To enter the house via its main entrance you must pass through a wonderful Art Deco style wrought iron double door. This sets the tone for its wonderful interior; Luminous with light pouring in through its generous window openings, voluminous with its well-proportioned rooms and welcoming with its undisputable charm and allure. Period features include sumptuous oak flooring in the Parquet de Versailles style, authentic floor tiles, striking 14 paneled oak double doors and a fabulous oak staircase. The accommodation is made up of entrance hall, well equipped kitchen and a study, a magnificent central hall with fireplace, a sizable sitting room with fitted book shelves and a ground floor bedroom. A further 6 bedrooms and 2 bathrooms can be found on the first floor. There is also a 40m² wine cellar accessed via an attractive glasshouse.

The grounds cover close to 2ha of gardens and woodland including many centenarian oaks. Outbuildings include an outhouse, presently home to the boiler, some period dog kennels and a small covered area housing the barbecue. An attractive salt water plunge pool of 13x3.5metres can also be found close to the south façade.

Property Details : FCH516 - € 795,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 365 m ²	No of Rooms Total : 10	Secteur : Aquitaine	Location : 1hour East of Atlantic coast, 1hour 20min North of Pays-Basque
No. Reception Rooms : 2	No. of Bedrooms : 7	Orientation : South	View : Garden, Park
Bathrooms : 2	Shower Rooms : 2	CONSTRUCTION	
W.Cs : 5	Utility Room : Yes	Year : 1930	Type : Residential
Tax Fonciere : € 0.00		Roof : Tiled	Condition : Good Condition
Heating Method : Solar panels/ Oil fired boiler/ Wood		SERVICES	
Hot Water Method : Solar panels / Oil fired boiler		Tele / ADSL : Yes	Drainage : Septic Tank
ACCOMMODATION DETAILS		Water Supply : Mains	Electricity : Mains
Ground Floor		GROUNDS	
Entrance Hallway (11.71 m ²)	Kitchen (20.72 m ²)	Land Area : 20000 m ²	Boundary : No
Back Kitchen (8.13 m ²)	Washroom / Shower room (4.68 m ²)	Terrace : Yes 2	Garden Well : Yes
Study (20.9 m ²)	Central Hall (52.21 m ²)	Garage : No	Car Port : No
Sitting Room (37.36 m ²)	Bedroom 1 (22.24 m ²)	Swimming Pool : 3.5m x 13m, heating possible	
WC (3.5 m ²)		Outbuildings : 2	
First Floor		GITE / OUTBUILDING DESCRIPTION	
Landing (25.93 m ²)	Dressing Room (6.7 m ²)	Out-house (18.49m ²) Kennels (15.m ²)	
Bedroom 2 (20.85 m ²)	En-suite Shower Room to Bed 2 (4.96 m ²)		
Bathroom 1 (8.04 m ²)	Bedroom 3 (20.84 m ²)		
Bedroom 4 (23 m ²)	Bathroom 2 ensuite (8.31 m ²)		
Bedroom 5 (22.47 m ²)	Bedroom 6 (13.82 m ²)		
Bedroom 7 (20 m ²)	Cellar (40.7 m ²)		

For Further Information, please contact.

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