

# French Character Homes

...belles demeures dans le sud ouest

## 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 40m<sup>2</sup> 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.

Conveniently situated for both Atlantic coast and Pyrenees Mountains, 5kms from a train station that provides a direct rail link to Bordeaux and under 1hr30 to both Biarritz and Bordeaux international airports.

## Property Details : FCH516 - € 795,000

### ACCOMMODATION SUMMARY

Habitable Space : 365 m<sup>2</sup>      No of Rooms Total : 10

No. Reception Rooms : 2      No. of Bedrooms : 7

Bathrooms : 2      Shower Rooms : 2

W.Cs : 5      Utility Room : Yes

Tax Fonciere : € 0.00

Heating Method : Solar panels/ Oil fired boiler/ Wood

Hot Water Method : Solar panels / Oil fired boiler

### ACCOMMODATION DETAILS

#### Ground Floor

Entrance Hallway (11.71 m<sup>2</sup>)      Kitchen (20.72 m<sup>2</sup>)

Back Kitchen (8.13 m<sup>2</sup>)      Washroom / Shower room (4.68 m<sup>2</sup>)

Study (20.9 m<sup>2</sup>)      Central Hall (52.21 m<sup>2</sup>)

Sitting Room (37.36 m<sup>2</sup>)      Bedroom 1 (22.24 m<sup>2</sup>)

WC (3.5 m<sup>2</sup>)

#### First Floor

Landing (25.93 m<sup>2</sup>)      Dressing Room (6.7 m<sup>2</sup>)

Bedroom 2 (20.85 m<sup>2</sup>)      En-suite Shower Room to Bed 2 (4.96 m<sup>2</sup>)

Bathroom 1 (8.04 m<sup>2</sup>)      Bedroom 3 (20.84 m<sup>2</sup>)

Bedroom 4 (23 m<sup>2</sup>)      Bathroom 2 ensuite (8.31 m<sup>2</sup>)

Bedroom 5 (22.47 m<sup>2</sup>)      Bedroom 6 (13.82 m<sup>2</sup>)

Bedroom 7 (20 m<sup>2</sup>)      Cellar (40.7 m<sup>2</sup>)

### SITUATION

Secteur : Aquitaine      Location : 1hour East of Atlantic coast, 1hour 20min North of Pays-Basque

Orientation : South      View : Garden, Park

### CONSTRUCTION

Year : 1930      Type : Residential

Roof : Tiled      Condition : Good Condition

### SERVICES

Tele / ADSL : Yes      Drainage : Septic Tank

Water Supply : Mains      Electricity : Mains

### GROUNDS

Land Area : 20000 m<sup>2</sup>      Boundary : No

Terrace : Yes 2      Garden Well : Yes

Garage : No      Car Port : No

Swimming Pool : 3.5m x 13m, heating possible

Outbuildings : 2

### GITE / OUTBUILDING DESCRIPTION

Out-house (18.49m<sup>2</sup>) Kennels (15.m<sup>2</sup>)

**For Further Information, please contact.**

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**French Character Homes SARL**

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