

French Character Homes

...belles demeures dans le sud ouest

Country House



€ 291,500 fai

FCH529

This lovely country house with 4 - 5 bedrooms and 5000m² of garden was built in 1983, and is situated close to the market town of Saint Palais, with all amenities at hand.

Accommodation is spread over 2 floors, with the ground floor comprising of a diner-salon, a snug salon, two bedrooms, one bathroom, separate WC, a study / bedroom, kitchen with access to the garage and wine cellar, and a utility. The salon-diner leads to the South facing terrace.

The first floor has 2 bedrooms, each en-suite and a separate toilet. The house benefits from total insulation and double-glazed windows and French doors. The property is accessed by a small drive.

The market town of Saint Palais offers various restaurants, bars, supermarkets, tennis, swimming pool, horse riding, a museum, cinema, hospital and many local festivals.

The property is ideally located for access within one hour to the Atlantic coast, the Pyrenees mountains and the airports of Biarritz and Pau. Bordeaux and Toulouse airports 2.5 hours.

Property Details : FCH529 - € 291,500

ACCOMMODATION SUMMARY

| | |
|---|-----------------------|
| Habitable Space : 220,61 m ² | No of Rooms Total : 7 |
| No. Reception Rooms : 2 | No. of Bedrooms : 4 |
| Bathrooms : 2 | Shower Rooms : 1 |
| W.Cs : 2 | Utility Room : Yes |
| Tax Fonciere : € 0.00 | |
| Heating Method : Electric & Wood | |
| Hot Water Method : Electric | |

ACCOMMODATION DETAILS

| Ground Floor | |
|---|--|
| Entrance (9.3 m ²) | Bedroom 1 (13.87 m ²) |
| Dressing (1.5 m ²) | Bedroom 2 (15.16 m ²) |
| En-suite Bathroom Bed 1 (5.07 m ²) | WC (1.5 m ²) |
| Study (11.2 m ²) | Utility Room (9.93 m ²) |
| Hall (4.24 m ²) | Sitting / Dining Room (46.71 m ²) |
| Snug Sitting Room (13.49 m ²) | Kitchen (9.99 m ²) |
| Storage Room (9.93 m ²) | |
| First Floor | |
| Landing (8.06 m ²) | WC (1.73 m ²) |
| Bedroom 3 (15.54 m ²) | En-Suite Shower to Bed 3 (5.6 m ²) |
| Balcony to Bed 3 (15.36 m ²) | Bedroom 4 (13.16 m ²) |
| En-Suite Shower to Bed 4 (3.81 m ²) | Storage / Future Dressing (1.66 m ²) |

SITUATION

| | |
|---------------------|--|
| Secteur : Aquitaine | Location : 1 hour inland from Biarritz, Pau, Mountains, Airports and Spain |
| Orientation : South | View : Pyrenees & Gardens |

CONSTRUCTION

| | |
|--------------|----------------------------|
| Year : 1983 | Type : Residential |
| Roof : Tiled | Condition : Good Condition |

SERVICES

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

GROUNDS

| | |
|---------------------------------|---------------------|
| Land Area : 5000 m ² | Boundary : Enclosed |
| Terrace : Yes | Garden Well : No |
| Garage : Yes | Car Port : No |
| Swimming Pool : No but possible | |
| Outbuildings : No | |

GITE / OUTBUILDING DESCRIPTION

| | |
|--|--|
| | |
| | |

For Further Information, please contact.

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French Character Homes SARL

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