

# French Character Homes

...belles demeures dans le sud ouest

## Country House



**€ 291,500 fai**

**FCH529**

This lovely country house with 4 - 5 bedrooms and 5000m<sup>2</sup> 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 <sup>2</sup>	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 <sup>2</sup> )	Bedroom 1 (13.87 m <sup>2</sup> )
Dressing (1.5 m <sup>2</sup> )	Bedroom 2 (15.16 m <sup>2</sup> )
En-suite Bathroom Bed 1 (5.07 m <sup>2</sup> )	WC (1.5 m <sup>2</sup> )
Study (11.2 m <sup>2</sup> )	Utility Room (9.93 m <sup>2</sup> )
Hall (4.24 m <sup>2</sup> )	Sitting / Dining Room (46.71 m <sup>2</sup> )
Snug Sitting Room (13.49 m <sup>2</sup> )	Kitchen (9.99 m <sup>2</sup> )
Storage Room (9.93 m <sup>2</sup> )	
First Floor	
Landing (8.06 m <sup>2</sup> )	WC (1.73 m <sup>2</sup> )
Bedroom 3 (15.54 m <sup>2</sup> )	En-Suite Shower to Bed 3 (5.6 m <sup>2</sup> )
Balcony to Bed 3 (15.36 m <sup>2</sup> )	Bedroom 4 (13.16 m <sup>2</sup> )
En-Suite Shower to Bed 4 (3.81 m <sup>2</sup> )	Storage / Future Dressing (1.66 m <sup>2</sup> )

### 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 <sup>2</sup>	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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