

French Character Homes

...belles demeures dans le sud ouest

A 16C Authentic Maison de Maitre with Period Barn & Swimming Pool



€ 450,000 fai

FCH530

French Character Homes is delighted to be marketing this wonderful Chalossais Maison de Maitre, built in 1598, which sits comfortably in its landscaped gardens of nearly 1 acre. Found close to the center of an exceptionally charming and peaceful Landaise village and not far from the bustling medieval market town of Saint Sever; this property offers an authentic French feel and the potential to develop the large period barn found in the grounds.

Accommodation is spread over two floors with the ground floor offering a voluminous entrance hall; **five large and light reception rooms** with original fireplaces; country cottage style family kitchen centred around its open fireplace and a house bathroom found on the ground floor. The original staircase raises to a large wide landing; **five well portioned and light bedrooms** and two shower rooms, one of which being en-suite to the Master Bedroom. The Master Bedroom (30m²) has double period doors opening out onto a balcony offering views over the garden to the Pyrenees Mountains beyond. The house **retains many period features** such as the exquisite fitted cupboards in the dining room built by journeying cabinet makers in the 18th century along with many decorative fire surrounds. The bureau is fitted with attractive floor to ceiling bookshelves.

The south facing garden, well planted with shrubs and trees, was landscaped some 12 years ago. A **saltwater swimming pool (6 x 12m)** was installed at a similar time along with the construction of a pool/summer house. Also to be found in grounds is the **substantial 300m² period barn**. Presently used as a garage, workshop and storage area it offers an enormous potential to convert into additional living space or perhaps a Gite.

Situated conveniently between the Atlantic coast and Pyrenees Mountains with the international airports of Biarritz at 1hr20mins to the west and Bordeaux at 2hrs to the north. TGV access in 20 mins.

Property Details : FCH530 - € 450,000

ACCOMMODATION SUMMARY

Habitable Space : 452 m ²	No of Rooms Total : 10
No. Reception Rooms : 5	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 2
W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 1370.00	
Heating Method : Oil Fired central heating	
Hot Water Method : Oil fired	

ACCOMMODATION DETAILS

Ground Floor	
Entrance Hallway (44.8 m ²)	Kitchen (30.8 m ²)
Morning Room (20 m ²)	Salon (28.5 m ²)
Bureau (21.24 m ²)	Dining Room (32.85 m ²)
Smoking Room (20.83 m ²)	WC (3.2 m ²)
Bathroom (7.8 m ²)	Utility Room (8.9 m ²)
First Floor	
Landing (49.1 m ²)	Bedroom 1 (29.5 m ²)
E-suite Shower room (11.58 m ²)	Bedroom 2 (36.33 m ²)
Bedroom 3 (29.67 m ²)	Bedroom 4 (22.63 m ²)
Bedroom 5 (28 m ²)	Shower Room (6.51 m ²)
Storage Space (16 m ²)	

SITUATION

Secteur : Aquitaine	Location : 1Hr 20mns from both Atlantic coast and Pyrenees Mountains
Orientation : South	View : Garden

CONSTRUCTION

Year : 1598	Type : Residential
Roof : Maintained	Condition : Good, Renovated in the 1

SERVICES

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

GROUNDS

Land Area : 3300 m ²	Boundary : Walled, fenced and hedged
Terrace : Yes	Garden Well : Yes
Garage : Barn	Car Port :
Swimming Pool : 6 x 12m Salt Water / Enclosed	
Outbuildings : Period barn, Summer House	

GITE / OUTBUILDING DESCRIPTION

Barn (300m²) Ground floor with Original Fireplace Summer Kitchen / Covered Dining next to the Swimming Pool

For Further Information, please contact.

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Document non-contractuel Mandat 530

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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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