

# French Character Homes

...belles demeures dans le sud ouest

**Petit Chateau, Period Barns, Swimming Pool, Tennis Court and 4 hectares**



**€ 477,000 fai**

**FCH544**

This delightful 'Petit Chateau' and its 4ha of surrounding grounds can be found on the southern fringes of the vast Landes Forest. Located in a quiet and peaceful spot but not isolated this is certainly a home for nature lovers. The park contains many ancient and impressive trees including Oaks and Plains, a meandering woodland stream and a charming stone covered water source.

The property was built during the 19<sup>TH</sup> century and has been meticulously maintained by the present owner for the past 40 years. The accommodation is spread over 265m<sup>2</sup> on 2 floors. The entrance hall, kitchen, dining room, study and spacious sitting room with its fine stone fireplace are on the ground floor with 4 bedrooms and 2 bathrooms, both en-suite, on the first floor.

The terrace and pool area is can be approached via the sitting room through 3 large glazed double doors. Positioned to the south of the house it is the perfect 'sun trap'. An attractive timber framed Pool House with a fully equipped kitchen, separate dining area, Bar are to be found a step away from the pool along with a studio room and a spa. The large Pool of 12m x 6m is tile lined with its pump and filter system hidden out of sight in the large cellar of the house.

The beautifully maintained gardens and park are spread over 4ha and include decorative boarders, shrubberies, centenarian trees and a hard tennis court. The period barns are presently being used as a work shop and storage and offer the potential to be converted into a Gite or simply additional living space.

Ideally located for easy access to both the motorway, just 7 minutes, and the market town of Mont de Marsan, just a short drive away. The international airport of Pau can be reached in under 1hr and Bordeaux within 1hr15mins.







## Property Details : FCH544 - € 477,000

### ACCOMMODATION SUMMARY

Habitable Space : 269 m <sup>2</sup>	No of Rooms Total : 7
No. Reception Rooms : 3	No. of Bedrooms : 4
Bathrooms : 2	Shower Rooms : 1
W.Cs : 3	Utility Room : Large Cellar
Tax Fonciere : € 1430.00	
Heating Method : Oil Fired	
Hot Water Method : Oil Fired	

### ACCOMMODATION DETAILS

Basement	
Cellar (50 m <sup>2</sup> )	
Ground Floor	
Entrance Hallway (14.5 m <sup>2</sup> )	Kitchen (15 m <sup>2</sup> )
Dining Room (18.5 m <sup>2</sup> )	Bureau (20 m <sup>2</sup> )
Hallway (14 m <sup>2</sup> )	Living Room (55 m <sup>2</sup> )
WC (1.5 m <sup>2</sup> )	
First Floor	
Landing (13 m <sup>2</sup> )	Bathroom (8 m <sup>2</sup> )
Landing (8 m <sup>2</sup> )	Bedroom (22.5 m <sup>2</sup> )
Bathroom (22.5 m <sup>2</sup> )	Bedroom (20.5 m <sup>2</sup> )
En-Suite Bathroom to Bed 4 (9.5 m <sup>2</sup> )	Bedroom (20 m <sup>2</sup> )
Corridor (3.5 m <sup>2</sup> )	

### SITUATION

Secteur : Aquitaine	Location : 1hr 15minutes from Atlantic coast and Pyrenees Mountains
Orientation : South / East	View : Woodland

### CONSTRUCTION

Year : 19th Century	Type : Residential
Roof : Maintained	Condition : Good Condition; Int

### SERVICES

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

### GROUNDS

Land Area : 40000 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : Yes and Spring
Garage : Barn	Car Port :
Swimming Pool : 12 x 6m Tiled	
Outbuildings : Barn	

### GITE / OUTBUILDING DESCRIPTION

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For Further Information, please contact.

#### Joanne Davey

French Character Homes  
 Telephone: +33 (0)5 59 12 28 13  
 Mobile: +33 (0)6 77 70 21 98  
 Email: sales@frenchcharacterhomes.com  
 Web : www.frenchcharacterhomes.com

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Affilié CGAIM 89, rue La Boétie – 75008 Paris