

# French Character Homes

...belles demeures dans le sud ouest

## An Imposing Maison de Maître with an Elegant Symmetrical Facade



€ 699,000 fai

FCH588

French Character Homes is delighted to be marketing this handsome 18C Maison de Maître, which has been subject to **professional refurbishment**. The Estate includes the **5 bedroom Maison de Maître**; its **former barn** currently serving as an entertaining area (billiard room / bar etc); a **4.5 x 11m heated swimming pool** with natural stone terracing; a **summer kitchen** and 1,500m<sup>2</sup> of manageable enclosed grounds with automatic gates.

Accommodation is provided over three floors. To the right of the main entrance is the large sitting room with its original fireplace and old stone 'evier'. To the left of the entrance is the dining room, which leads into the kitchen and thereafter the utility room with access to the rear garden. The first floor offers a large bedroom (30m<sup>2</sup>) and the Master Bedroom Suite with its bathroom, large dressing room and office. The latter leads into the first floor of the attached renovated barn, which serves as an entertainment area of 127m<sup>2</sup>. The second floor of the property offers two further bedrooms with a shared shower room and a useful storage area. The ground floor of the barn serves as a triple garage.

**Privately situated** in a quiet suburb just 10 minutes from the beautiful historical city of Pau; one hour from the ski slopes of the Pyrenees and one hour from the Atlantic Coast, around Biarritz. Pau airport 20 minutes; Tarbes / Lourdes airport 25 minutes and Toulouse & Bordeaux airports 2 hours.

## Property Details : FCH588 - € 699,000

### ACCOMMODATION SUMMARY

Habitable Space : 345 m <sup>2</sup>	No of Rooms Total : 9
No. Reception Rooms : 3	No. of Bedrooms : 5
Bathrooms : 2	Shower Rooms : 1
W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 0.00	
Heating Method : Gas Fired (Town)	
Hot Water Method : Electric	

### ACCOMMODATION DETAILS

Ground Floor	
Utility Room (7.51 m <sup>2</sup> )	Kitchen (18.48 m <sup>2</sup> )
Dining Room (31.71 m <sup>2</sup> )	Salon (31.18 m <sup>2</sup> )
WC (0.98 m <sup>2</sup> )	Entrance Hall (5.67 m <sup>2</sup> )
First Floor	
Office (10.51 m <sup>2</sup> )	Dressing Room (12.5 m <sup>2</sup> )
corridor (1 m <sup>2</sup> )	En-Suite Bathroom (10.91 m <sup>2</sup> )
Bedroom 2 (17 m <sup>2</sup> )	En-suite Bathroom (6.35 m <sup>2</sup> )
Bedroom 1 (29.26 m <sup>2</sup> )	Landing (4.37 m <sup>2</sup> )
Access Former Barn (5.05 m <sup>2</sup> )	Entertainment Room (127 m <sup>2</sup> )
Second Floor	
Landing (2.15 m <sup>2</sup> )	Bedroom 3 (10.62 m <sup>2</sup> )
Shower Room (2.77 m <sup>2</sup> )	Bedroom 4 (14.33 m <sup>2</sup> )
Storage (4.55 m <sup>2</sup> )	GARAGE (127 m <sup>2</sup> )
POOLHOUSE (18.71 m <sup>2</sup> )	

### SITUATION

Secteur : Aquitaine	Location : 10 mins North of Pau; one hour to both the Ski Slopes and Atlantic Beaches
Orientation : South	View : Gardens

### CONSTRUCTION

Year : 1781	Type : Residential
Roof : Tiled : Good Condition	Condition : Excellent Condition

### SERVICES

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

### GROUNDS

Land Area : 1500 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : No
Garage : In Barn	Car Port : No
Swimming Pool : 4.5 x 11m	
Outbuildings : BARN (Triple Garage)	

### GITE / OUTBUILDING DESCRIPTION


For Further Information, please contact.

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