

An Elegant Maison de Maître with Tennis Court; Pool; Guest Wing & 4 Hectares of Land



€ 798,000 fai

FCH603

This elegant French Maison de Maître, dating back to 1875, is situated on the edge of its village with views over its 4 hectares of land, neighbouring river and surrounding countryside. The ensemble includes the 6 bed Maison de Maître; a 2 bed guest apartment over the former grange; a tennis court; a 5x10m salt water swimming pool and an orchard within its 4 hectares grounds.

Originally built in 1875 and fully renovated in 2007 to include the addition of the tower; a new slate roof; hardwood double glazed windows; new central heating system with under-floor heating; full re-wiring; full insulation, new bathrooms and kitchen; installation of the salt water swimming pool and landscaped gardens. A hard tennis court was later installed in 2010. The property is immaculately presented and tastefully decorated by its English owners to marry together its original features with neutral tiles, white bathroom suites and subtle paintwork.

Screened from the village by an imposing pair of pillars and gates, the property is accessed by a separate entrance to its rear. The driveway, with well maintained lawns to each side, leads to a gravelled turning circle with the house straight ahead with its former barn to the left. The barn has been converted into a double open-fronted garage, a closed workshop and an independent guest apartment.

The swimming pool is privately situated to the south side of the property, with its large sun terrace, covered dining terrace and walled surround.

Property Details : FCH603 - € 798,000

ACCOMMODATION SUMMARY

Habitable Space : 345 m ²	No of Rooms Total : 12
No. Reception Rooms : 4	No. of Bedrooms : 8
Bathrooms : 2	Shower Rooms : 3
W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 1817.00	
Heating Method : Mains Gas	
Hot Water Method : Gas Fired	

ACCOMMODATION DETAILS - MAIN HOUSE

Ground Floor

Entrance Hallway (m ²)	Sitting Room (28.5 m ²)
Dining Room (17.2 m ²)	Dining Kitchen (33.9 m ²)
Study (14.4 m ²)	Utility Room (9 m ²)
Shower Room (3.1 m ²)	

First Floor

Bedroom 1 (22.4 m ²)	En-suite Dressing (7.2 m ²)
En-suite bathroom (12.1 m ²)	Bedroom 2 (14 m ²)
Bedroom 3 (25.2 m ²)	Bedroom 4 (13.2 m ²)
Family Bathroom (6.5 m ²)	

Second Floor

Bedroom 5 (m ²)	Bedroom 6 (m ²)
Shower Room (m ²)	

SITUATION

Secteur : Aquitaine	Location : 25 mins SE of Pau, near Nay ; between Pyrenees Mountains & Atlantic Ocean
Orientation : South	View : Countryside

CONSTRUCTION

Year : 1875	Type : Residential
Roof : New in 2006	Condition : Excellent Condition

SERVICES

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

GROUNDS

Land Area : 40000 m ²	Boundary : Partially Enclosed
Terrace : Yes Covered	Garden Well : Yes
Garage : single	Car Port : Double, 2 cars
Swimming Pool : 5 x 10m	
Outbuildings : Former Barn converted into a 2 Bed Apartment	

GITE / OUTBUILDING DESCRIPTION

2 Bed Apartment above the carport and garage (former barn)

Additional Property Details : FCH603 - € 798,000

ACCOMMODATION DETAILS - APARTMENT

First Floor

Living Area (m²)

Bedroom 1 (m²)

Bedroom 2 (m²)

For Further Information, please contact.

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