

**Graceful Belle Epoque Property, packed with period features. Gîte, Mosaic Pool + Jacuzzi**



**€ 680,000 fai**

**FCH1046**

Spacious, solidly-built and with attractive architectural details, this elegant Maison de Maître offers practical period living for buyers seeking style with substance. Built in 1860 for a local Notaire, and subsequently passed down through the same family until the 2000's, it is a joy to find that much of the original features are intact.

Inside, the proportions and layout are typical of the Belle Epoque era, with high ceilings, decorative fireplaces, generous entertaining areas and grand features. Multiple windows in each room flood the space with gentle light.

The original mosaic floored entrance hall boasts half panelling and decorative glass doors, with two comfortable reception rooms, together with a large dining room, leading off to either side. A family kitchen with island unit, pantry and inbuilt antique cupboards provides a bright and sunny environment from which to prepare meals. From here a traditional style conservatory, blending perfectly with the mid-Victorian architecture of the house, offers a further seating area from where to enjoy the garden year round. A second entrance hall, office and guest WC complete the ground floor.

The original winding staircase rises over a further two floors to the sleeping areas and tower. In all there are five double bedrooms, all ensuite, three of which have independent sitting rooms.

Across the gravelled interior courtyard, perfumed with citrus trees, lies the former stable block, now renovated into a successful gite sleeping up to 14 guests. This regular stream of income is further supplemented by the rental of an independent 2 bedroom apartment with a private garden, currently home to the property's caretakers.

The grounds are a beautiful blend of gravelled courtyards, abundant planting and decorative fencing, delineating the various sections of the garden. These are divided into a courtyard entrance, a shaded wisteria clad veranda from which to enjoy a good book, a central courtyard with traditional fountain, orangey, fish pond and a well that is used to feed both the pool and water the gardens. The mosaic lined saltwater pool was built in 2013, with a new filtration system added summer 2021, and is complemented by a large Jacuzzi in its own covered arbor.

The house was fully renovated over a number of years, starting in 2003, and has been meticulously maintained since. Work includes new hardwood double glazed windows throughout, plumbing, rewiring, central heating and decoration. The roof was entirely replaced in 2003 and the Gite, apartment and tower room were redone in 2020.

Imbued with French charm, the property can be acquired fully furnished and offers a truly turn key solution for a fantastic family home or business venture.

Cycling distance to the popular market town of Aire sur L'Adour with a bi weekly market, secondary schools, restaurants, boutiques and hospital.

Tourism: 15 minutes to the thermal spa town of Eugenie-les-Bains with its famous Michelin star restaurant Les Pres d'Eugenie. 30 minutes to Marciac, a delightful market town renowned for its annual International Jazz festival. 20 minutes to Nogaro, famous for its regular racing Grand Prix. 50 minutes from the historic city of Pau, birthplace of Henri IV and home to a five star race course and yearly Historic Grand Prix.

Transport: 1 hour to Tarbes Airport with regular flights to the UK. 50 minutes to Pau airport. 90 minutes to Bordeaux Airport. 2 hours to Toulouse Airport.

Activities: 75 minutes to the Atlantic Ocean. 1hr30 to the ski slopes. Golf courses at Eugenie-les-Bains (15 minutes), Eauze (35 minutes) Mont de Marsan (35 minutes).

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

## Property Features

### Additional Information

Habitable Space : 400 m²	No of Rooms Total : 15	No. Reception Rooms : 4	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 4	W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 0.00	Heating : Mains Gas + Air conditioning	Hot Water : Electric Ballon	

**Construction**

Year : 1860                      Type : Residential  
Roof : Picon Tiles

**Grounds**

Land Area : 1800 m²                      Boundary : Closed  
Terrace : No                      Garden Well : Yes  
Garage : Yes                      Car Port : No  
Swimming Pool : Yes + Jacuzzi  
Outbuildings : Yes

**Services**

Tele / ADSL : Phone + fiber being installed                      Drainage : Mains drainage  
Glazing : Double glazed                      Eco Features : Double glazed

**Ancillary Buildings**

**For Further Information, please contact.**

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