French Character Homes

... belles demeures dans le Sud-Ouest

Immaculately Presented Maison de Maitre in heart of Chalosse, with Breathtaking Views

€ 640000 fai **FCH1044**

Positioned on the edge of the pretty village of Brassempouy, and set in an elevated position, is this wonderful 18th century Maison de Maitre. South facing, with unparalleled and uninterrupted views over the rolling Chalosse countryside to the Pyrenees Mountain range beyond, the house is bathed in light and feels completely private. Set on a gentle hillside within beautifully landscaped private gardens, this stunning home is featured on the Cassini map, placing it around the 1760's. Living space comprises almost 300m² across three light-filled storeys, with six bedrooms and 4 bath / shower rooms. Exceptional original features and detailing run throughout, including sanded oak beams and supports, the original stone sink and two substantial fireplaces, one in carved marble. Additionally, there is a charming two-bedroom guest cottage that remains to be developed. Bordeaux and Paris are reachable by train from nearby Orthez station just 15 minutes from the property, which offers several daily high speed rail links.

Brassempouy is a village in the heart of the historic Chalosse region of South West France and its history is inextricably linked to the prehistoric archeological finds that were discovered here in 1894 . A local museum is dedicated to La Dame de Brassempouy, the first known sculpture of a human face. The accompanying Auberge, providing regular meals and drinks, is highly spoken of and can be reached on foot. The house itself received a professional top to toe renovation starting in 2010. Work included an energy efficient central heating system via a Heat Exchange Pump, new natural limestone flagstones throughout the ground floor, complete rewiring and an inground swimming pool.

The exceptional feeling of airiness internally is thanks to the south-east facing light, which bathes the entire house and gardens.

Beautifully finished and tasteful living spaces reflect the attention to detail throughout the renovation, culminating in a large and brilliantly designed kitchen, measuring a generous 26m². There are also two staircases leading to the six spacious bedrooms arranged over the upper floors.

A private gated entrance leads to the main house via stone terracing that wraps around the property. The eye can not help but be drawn to the unrivalled views that fall in gentle swathes over fields to a distant lake and the mountains beyond. In complement to the main property is a substantial barn of 92m², of which 63m² is used as a secure garage and 29m² for storage.

There is an excellent range of primary and secondary schools in the area. Within the village itself is a local primary school, while also nearby is the Ecole Saint Thérèse in Saint Sever, specialising in gifted children and consistently rated 'outstanding'. The surrounding area also benefits from the College et Lycée Moncade, just 20 minutes drive from the property, which teaches some classes in English.

Despite its tranquil setting, Brassempouy is very well-connected. It lies just a short 20 minute drive to the A64 motorway connecting to Spain. High-speed rail services are also available at Orthez station. Airports are available at Pau (45 minutes), Biarritz and Tarbes (both approximately 1 hour 12). Ski resorts are reachable within less than 2 hours from the property. Surfing and the vast beaches of the Atlantic Coast are located within 1 hour to1 hour 15 minutes.

A complete turn-key solution, with truly exceptional views, we highly recommended booking a visit promptly.

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 : 289 m²	No of Rooms Total : 10	No. Reception Rooms : 4	No. of Bedrooms : 6
Bathrooms : 1	Shower Rooms : 3	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 1144.00	Heating : Heat Exchange Pump	Hot Water : Heat Exchange Pump (installed in 2022)	

Construction

Year : 18th century	Type : residential
Roof : Tiled	

Services

Tele / ADSL : Yes	Drainage : Septic Tank
Glazing : Hardwood Double Glazing	Eco Features : Double Glazing / Insulation / Heat Exchange Pump

Grounds

Land Area : 2271 m²	Boundary : Partially enclosed
Terrace : Yes	Garden Well : Yes
Garage : Yes	Car Port : No
Swimming Pool : Installed in 2016	
Outbuildings : Barn; Garage; Small House to Renovate 50m²	

Ancillary Buildings

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
sales@frenchcharacterhomes.com
www.frenchcharacterhomes.com

Document non-contractuel Mandat 2403 1044

S.A.S. French Character Homes

R.C.S. PAU: 514275239 N° TVA : FR86514275239
Carte Transaction Immobilière CPI 6402 2017 000 019 047
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris