

# French Character Homes

...belles demeures dans le sud ouest

## A Classic French Home dating back to 1846



€ 370,000 fai

FCH068

**A Handsome *Maison de Maître*** and once former Convent dating back to 1846. The estate includes the *Maison de Maître*; its former 'Boulangerie' (currently serving as a large entertainment room); a **salt-water swimming pool and 0.5 hectares of land**. The property **retains the atmosphere of a traditional country house** with unusually large rooms and period features. Situated in a quiet village, and yet within a private and sheltered garden with a large **swimming pool (13x7m)** with roman stepped end. Flagged terraces surround the pool area.

**The total land is 0.5 HA**, which includes the immediate rear garden surrounding the swimming pool plus a '**paddock**' located behind the rear garden hedge (see slideshow). This paddock would ideally serve as pastureland for a horse.

Located 35 minutes from the beautiful **historic city of Pau**; 20 minutes from the **Jazz festival town of Marciac** and close to the **traditional market towns of Aire sur l'Adour and Riscle**. The new A65 auto-route connecting Bordeaux to Pau has opened up communication links in this area. The Atlantic coast around Biarritz and the ski slopes of the Pyrénées can be reached within 90 minutes. Pau airport 35 minutes and Bordeaux airport 90 minutes.

## Property Details : FCH068 - € 370,000

### ACCOMMODATION SUMMARY

Habitable Space : 287 m <sup>2</sup>	No of Rooms Total : 6
No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 2	Shower Rooms : 0
W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 0.00	
Heating Method : Oil Fired	
Hot Water Method : Oil Fired	

### ACCOMMODATION DETAILS

#### Ground Floor

Entrance Hallway (39.2 m <sup>2</sup> )	Dining Kitchen (32.6 m <sup>2</sup> )
Sitting Room (24 m <sup>2</sup> )	Dining Room (24 m <sup>2</sup> )
Side Corridor (5.5 m <sup>2</sup> )	Guest Cloakroom (2 m <sup>2</sup> )
Downstairs Bathroom (6.4 m <sup>2</sup> )	Utility Room (16 m <sup>2</sup> )

#### First Floor

Landing (32 m <sup>2</sup> )	Bedroom 1 (28 m <sup>2</sup> )
Bedroom 2 (22 m <sup>2</sup> )	Bedroom 3 (25 m <sup>2</sup> )
Family Bathroom (7 m <sup>2</sup> )	Separate WC ( m <sup>2</sup> )
Bedroom 4 (22 m <sup>2</sup> )	

### SITUATION

Secteur : Aquitaine	Location : North of Pau - SW France
Orientation : South	View : Gardens

### CONSTRUCTION

Year : 1846	Type : Residential
Roof : Good Condition	Condition : Restored / Habitable

### SERVICES

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

### GROUNDS

Land Area : 5000 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : Yes
Garage :	Car Port : Yes - 2 cars
Swimming Pool : 13x7m	
Outbuildings : 2	

### GITE / OUTBUILDING DESCRIPTION

Double Story Former Bakery (102m<sup>2</sup> each floor) An attractive building now serving as a summer entertaining / games room. Equipped with electric heating and a cloakroom with wc.

For Further Information, please contact.

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