

A Handsome Maison de Maître with 2 Hectares of Land



€ 385,000 fai

FCH618

This handsome Maison de Maître sits in two hectares of mature enclosed grounds with a large barn, a double garage and a swimming pool. The property benefits from a beautiful rural location with views across the rolling countryside and yet is just 10 minutes from the Medieval village of Morlanne ; 15 minutes from the pretty market town of Arzacq and 20 minutes from the riverside market town of Orthez.

The main house offers accommodation over two floors; each room is notably light due to its double or triple aspect period windows. The main entrance door opens into a wide entrance hall running the entire length of the building. To the right is a large dining kitchen with a cosy sitting area centred around the wood burning stove. To the left is the formal sitting room which connects into the study (previously the fourth bedroom). A guest cloakroom completes the downstairs accommodation. A flight of stairs leads down to the garden level, where there is a useful utility room with direct access outside. The first floor offers a Master bedroom with dressing and en-suite bathroom and two further generous sized bedrooms sharing the family bathroom. Further accommodation could be created in the attic above, if required.

The immediate grounds are mainly laid to lawn with large mature trees. The swimming pool is situated just below the wisteria laden dining terrace from where there are beautiful views across the surrounding countryside. Fenced pastureland surrounds the immediate gardens serving to protect the property and offer the possibility of grazing land for horses. The substantial river pebble barn houses two stables and forms an attractive courtyard with its attached double garage. These buildings could be

converted into guest cottages / gîtes with the added advantage of a separate entrance to the rear of the barn.

This exceptionally pretty Maison de Maître is located just 40 minutes west of the beautiful historic city of Pau and one hour 15 minutes from the lively cosmopolitan **coastal resort of Biarritz**; the **ski slopes of the Pyrénées** and the **Spanish border**. Pau airport 25 minutes; Tarbes / Lourdes airport 50 minutes; Biarritz airport one hour 15 mins ; Bordeaux and Toulouse airports both two hours away.

Property Features

Additional Information

Habitable Space : 201 m ²	No of Rooms Total : 5	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 2	Shower Rooms : 0	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 1037.00	Heating : Gas Fired (Tank)	Hot Water : Gas propane boiler	

Construction

Year : 1928	Type : Residential
Roof : Slate	Condition : Good Condition

Services

Tele / ADSL : Yes / 2Mbs	Drainage : Septic Tank
Glazing : Partially Double Glazed	Eco Features :

Grounds

Land Area : 20000 m ²	Boundary : Enclosed
Terrace : Yes / Covered	Garden Well : Yes
Garage : 77m ²	Car Port :
Swimming Pool : 10.5 x 5m	
Outbuildings : BARN 172m ² x two floors with 2 Stables & GARAGE 77	

Ancillary Buildings

BARN 172m² x two floors with 2 stables to the rear. GARAGE 77m²

For Further Information, please contact.

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