

## A 16C Authentic Maison de Maitre with Period Barn & Swimming Pool



**€ 450,000 fai**

**FCH530**

French Character Homes is delighted to be marketing this wonderful Chalossais Maison de Maitre, built in 1598, which sits comfortably in its landscaped gardens of nearly 1 acre. Found close to the center of an exceptionally charming and peaceful Landaise village and not far from the bustling medieval market town of Saint Sever; this property offers an authentic French feel and the potential to develop the large period barn found in the grounds.

Accommodation is spread over two floors with the ground floor offering a voluminous entrance hall; **five large and light reception rooms** with original fireplaces; country cottage style family kitchen centred around its open fireplace and a house bathroom found on the ground floor. The original staircase raises to a large wide landing; **five well portioned and light bedrooms** and two shower rooms, one of which being en-suite to the Master Bedroom. The Master Bedroom (30m<sup>2</sup>) has double period doors opening out onto a balcony offering views over the garden to the Pyrenees Mountains beyond. The house **retains many period features** such as the exquisite fitted cupboards in the dining room built by journeying cabinet makers in the 18<sup>th</sup> century along with many decorative fire surrounds. The bureau is fitted with attractive floor to ceiling bookshelves.

The south facing garden, well planted with shrubs and trees, was landscaped some 12 years ago. A **saltwater swimming pool (6 x 12m)** was installed at a similar time along with the construction of a pool/summer house.

## Property Details : FCH530 - € 450,000

### ACCOMMODATION SUMMARY

Habitable Space : 452 m <sup>2</sup>	No of Rooms Total : 10
No. Reception Rooms : 5	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 2
W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 1370.00	
Heating Method : Oil Fired central heating	
Hot Water Method : Oil fired	

### ACCOMMODATION DETAILS

#### Ground Floor

Entrance Hallway (44.8 m <sup>2</sup> )	Kitchen (30.8 m <sup>2</sup> )
Morning Room (20 m <sup>2</sup> )	Salon (28.5 m <sup>2</sup> )
Bureau (21.24 m <sup>2</sup> )	Dining Room (32.85 m <sup>2</sup> )
Smoking Room (20.83 m <sup>2</sup> )	WC (3.2 m <sup>2</sup> )
Bathroom (7.8 m <sup>2</sup> )	Utility Room (8.9 m <sup>2</sup> )

#### First Floor

Landing (49.1 m <sup>2</sup> )	Bedroom 1 (29.5 m <sup>2</sup> )
E-suite Shower room (11.58 m <sup>2</sup> )	Bedroom 2 (36.33 m <sup>2</sup> )
Bedroom 3 (29.67 m <sup>2</sup> )	Bedroom 4 (22.63 m <sup>2</sup> )
Bedroom 5 (28 m <sup>2</sup> )	Shower Room (6.51 m <sup>2</sup> )
Storage Space (16 m <sup>2</sup> )	

### SITUATION

Secteur : Aquitaine	Location : 1Hr 20mns from both Atlantic coast and Pyrenees Mountains
Orientation : South	View : Garden

### CONSTRUCTION

Year : 1598	Type : Residential
Roof : Maintained	Condition : Good, Renovated in the 1

### SERVICES

Tele / ADSL : Yes	Drainage : Mains
Glazing : Single	Eco Features :

### GROUNDS

Land Area : 3300 m <sup>2</sup>	Boundary : Walled, fenced and hedged
Terrace : Yes	Garden Well : Yes
Garage : Barn	Car Port :
Swimming Pool : 6 x 12m Salt Water / Enclosed	
Outbuildings : Period barn, Summer House	

### GITE / OUTBUILDING DESCRIPTION

Barn (300m<sup>2</sup>) Ground floor with Original Fireplace Summer Kitchen / Covered Dining next to the Swimming Pool

For Further Information, please contact.

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