

**A Beautiful Napoleon III Maison de Maitre with period Barn and 7,000m2 of grounds**



**€ 895,000 fai**

**FCH607**

This wonderful family home, built in 1870, is situated in a quiet Landaise village not far from the historical riverside Spa town of Dax. This bustling town offers all the amenities you could want for in addition to the world renowned Thermal Baths and Healing Mud treatments first discovered by the Romans some 2000 years earlier.

The house has undergone a comprehensive and sympathetic restoration the results of which are immediately appreciated when entering the splendid entrance hall with all its period features still in place; decorative double doors, fine plaster mouldings and original terracotta floor tiles. The authenticity of this magnificent home is not in doubt. It offers in abundance all the charms of a house of this period whilst providing a comfortable and contemporary living space. The home has central heating and is double glazed throughout.

The ample accommodation of 475m<sup>2</sup> is spread over 3 floors, including 2 generous reception rooms, kitchen, entrance hall, bureau, wc and utilities on the ground floor followed by 4 bedrooms and 2 bathrooms on the 1<sup>st</sup> floor along with another 2 bedrooms, 1 bathroom, games room and attic space on the 2<sup>nd</sup> floor.

The outside space measures 7,000m<sup>2</sup> with the garden encircling the house. A charming period barn, which has also been fully restored, can be found a short distance from the house. Presently used as a workshop and storage area, it could quite easily be converted into an independent Gite if so desired.

## Property Details : FCH607 - € 895,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 470 m <sup>2</sup>	No of Rooms Total : 12	Secteur : Aquitaine	Location : 35mins from the Atlantic Ocean and 1hr20mins from Pyrenees Mountains
No. Reception Rooms : 2	No. of Bedrooms : 6	Orientation : South	View : Garden, village and countryside
Bathrooms : 3	Shower Rooms : 0		
W.Cs : 1	Utility Room : Yes		
Tax Fonciere : € 3.00			
Heating Method : Gas fired central heating, mains gas			
Hot Water Method : Gas fired, mains gas			
ACCOMMODATION DETAILS		CONSTRUCTION	
Ground Floor		Year : 1870	Type : Residential
Entrance Hall (38.5 m <sup>2</sup> )	Kitchen (25 m <sup>2</sup> )	Roof : Slate, full restoration 2001	Condition : Good Condition
Dining Room (25.5 m <sup>2</sup> )	Salon (28.5 m <sup>2</sup> )		
Bureau (15 m <sup>2</sup> )	Utility Room (25.5 m <sup>2</sup> )		
WC (1.5 m <sup>2</sup> )			
First Floor		SERVICES	
Landing (34.5 m <sup>2</sup> )	Bedroom 1 (15 m <sup>2</sup> )	Tele / ADSL :	Drainage : Mains Drainage
Dressing Room (13 m <sup>2</sup> )	Bedroom 2 (15 m <sup>2</sup> )	Glazing : Mains	Eco Features : Mains
Bathroom (6 m <sup>2</sup> )	Bedroom 3 (20 m <sup>2</sup> )		
Bedroom 4 (28 m <sup>2</sup> )	Bathroom (25 m <sup>2</sup> )		
Second Floor		GROUNDS	
Landing (34 m <sup>2</sup> )	Bedroom 5 (15 m <sup>2</sup> )	Land Area : 7000 m <sup>2</sup>	Boundary :
Bedroom 6 (15 m <sup>2</sup> )	Bathroom (8 m <sup>2</sup> )	Terrace :	Garden Well :
Games Room (28.5 m <sup>2</sup> )	Attic Room (25 m <sup>2</sup> )	Garage : Barn	Car Port :
Attic Room (25 m <sup>2</sup> )		Swimming Pool :	
		Outbuildings : Period Barn	
GITE / OUTBUILDING DESCRIPTION			

**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

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**S.A.S. French Character Homes**

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Affilié CGAIM 89, rue La Boétie – 75008 Paris