

**An Immaculately Presented, Fully Modernised Landaise Farmhouse**



**€ 449,000 fai**

**FCH634**

An impeccably presented 18<sup>th</sup> Century Landaise Farmhouse, offering 340m<sup>2</sup> of habitable space, set in attractive landscaped gardens including a swimming pool and a building plot.

This beautiful home has benefited from a complete, professional renovation and modernization in the past 10 years and includes a large open plan, fully equipped dining kitchen, a light and spacious living room and a further 41m<sup>2</sup> formal reception room on the ground floor along with 3 guest bedrooms – one with en-suite bathroom – and a shower room. The upper floor level houses an enormous master bedroom suite, with private bathroom, dressing room and walk-in closet, an office and a gymnasium. A garage and a pretty stone dining terrace complete this very appealing ensemble.

Situated in a charming village just 8 kilometres from the delightful Thermal Spa town of Salies de Béarn and only 40 minutes from the Atlantic coast around Biarritz, the property is ideally placed for those who prefer a quiet rural environment, but with activities at just a short distance. The village has an excellent local restaurant and river access to enjoy picnics and swimming in the summer months.

## Property Details : FCH634 - € 449,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 340 m <sup>2</sup>	No of Rooms Total : 9	Secteur : Aquitaine	Location : 40 Minutes From Atlantic Coast
No. Reception Rooms : 2	No. of Bedrooms : 4	Orientation : South	View : Gardens / Village / River
Bathrooms : 1	Shower Rooms : 2	<b>CONSTRUCTION</b>	
W.Cs : 3	Utility Room :	Year : 1795	Type : Residential
Tax Fonciere : € 588.00		Roof : Tiled	Condition : Excellent
Heating Method : Wood Burning Stoves / Electric Radiators		<b>SERVICES</b>	
Hot Water Method : Electric		Tele / ADSL : Yes	Drainage : Septic Tank (new)
<b>ACCOMMODATION DETAILS</b>		Glazing : Mains	Eco Features : Mains
Ground Floor			
Salon (31.5 m <sup>2</sup> )	Dining Kitchen (42 m <sup>2</sup> )	<b>GROUNDS</b>	
Reception Room (41 m <sup>2</sup> )	Bedroom 1 (11 m <sup>2</sup> )	Land Area : 5100 m <sup>2</sup>	Boundary : Enclosed
En-Suite Shower Room (3.5 m <sup>2</sup> )	Shower Room (7 m <sup>2</sup> )	Terrace : Yes	Garden Well :
Bedroom 2 (19.5 m <sup>2</sup> )	Bedroom 3 (10 m <sup>2</sup> )	Garage : Yes	Car Port : No
Hallway (15 m <sup>2</sup> )		Swimming Pool : Above Ground	
First Floor			
Landing (14.5 m <sup>2</sup> )	Gymnasium / Games Room (40 m <sup>2</sup> )	Outbuildings : Garage 48m <sup>2</sup> , Open Sided Barn 25m <sup>2</sup>	
Study (24 m <sup>2</sup> )	Master Bedroom (45 m <sup>2</sup> )	<b>GITE / OUTBUILDING DESCRIPTION</b>	
Dressing Room (22 m <sup>2</sup> )	Master Bathroom (12 m <sup>2</sup> )		

**For Further Information, please contact.**

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