

An Elevated & Imposing Country Manor House over-looking its 19HA of Land with a Lake



€ 950000 fai

FCH849

This splendid Manor house is discretely located and slightly hidden at the end of its long majestic driveway. The property sits in a dominant position with far reaching views across its 19 hectares (47 acres) of pastureland towards its private lake. A more idyllic situation would be difficult to find!

The estate includes the mid-nineteenth century Manor house with its adjoining former Coach house (the oldest part of the estate, dating back to 1640); the pool-house with its covered dining terrace; a 5x10m saltwater swimming pool; the stable block with 3 stalls and 19 hectares of fenced pastureland leading down to a private lake.

Accommodation is provided over two floors with the ground floor offering a large entrance hallway with a magnificent wide oak staircase; a fully equipped dining kitchen leading into the conservatory and the dining room (with 250 years old terracotta flooring) and a large drawing room (78m²) with French doors leading onto the rear terrace and open views. The former Coach house, adjoining the Manor house to the left, provides a large parental suite (78m²) to include the master bedroom, a large dressing room, an en-suite shower room and a study. A utility room, boiler room and guest cloakroom complete the ground floor accommodation.

The first floor offers four additional bedrooms (two of which have en-suite shower rooms) and a large family bathroom. In addition, there is a large attic space (78m²) above the former Coach house, offering the possibility to create additional

accommodation. The third floor offers a further 185m2 of attic space with generous head height.

The local Madiran wine region is littered with vineyards, wineries and pretty little market towns. Garlin (with its with its easy access to the A65 connecting Pau to Bordeaux) is reached within a 5 minute drive and the popular market town of Lembeye is a 20 minute drive. For gastronomic experiences, the world-renowned chef, Michel Guérard, offers two restaurants in Eugénie les Bains; Les Prés d'Eugénie, which has held 3 Michelin Stars since 1977 and La Ferme Aux Grives offering wonderful hearty local food. Within the same grounds, The Ferme Thermale Spa offers spa treatments with the deep benefits of the town's age old thermal springs. This property is also ideally located just over one hour from both the ski slopes of the Pyrénées, the Atlantic Coast around Biarritz, and the Spanish border. Accessibility is easy: Pau airport (35mins) offers 10 daily flights to Paris; Lourdes airport (50 mins) with direct flights to the UK; Bordeaux & Toulouse International airports can both be reached in approximately 2 hours.

Property Features

Additional Information

Habitable Space : 518 m ²	No of Rooms Total : 8	No. Reception Rooms : 3	No. of Bedrooms : 5
Bathrooms : 2	Shower Rooms : 2	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 1635.00	Heating : Oil Fired	Hot Water : Oil Fired	

Construction

Year : 1640 / 1847	Type : Residential
Roof : Tiled	

Services

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

Grounds

Land Area : 190000 m ²	Boundary : Partially Enclosed & Fenced for Horses
Terrace : Yes Covered (68m ²)	Garden Well : Yes
Garage : 20m ²	Car Port :
Swimming Pool : 5x10m saltwater	
Outbuildings : Garage with Pool-house / 3 Stables / Hangar for Ma	

Ancillary Buildings

1) POOLHOUSE / GARAGE / COVERED TERRACE Ground Floor (43m²) First Floor (36m²) Covered Terrace with Pizza Oven & Stone Evier (68m²) 2) STABLES / GARAGE / TOOL STORE Horsebox 1 (15m²) Horsebox 2 (15m²) Horsebox 3, Foaling (26m²) Garage (20m²) Tool Shed 14m² Chickens 5m² External Concreted

For Further Information, please contact.

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