

## **Picture Book Maison de Maître with Separate Apartment**



**€ 245,000 fai**

**FCH669**

Maison de Maître, with separate self contained apartment, situated in a pretty village in the heart of historic Chalosse, 1 hour from the coast.

This pretty 19th Century Maison de Maître is found not far from the bustling market towns of Saint Sever and Mugron. Situated in a village, on a quiet country lane, it overlooks the fields to the woods beyond. The property has been well maintained and is equipped with double glazing throughout. It has had a recent heat pump heating system installed and plumbing, electricity, timbers and roof are sound. Accommodation covers 200m<sup>2</sup>, in the principal house, spread over 2 floors including entrance hall, kitchen, dining room, salon (currently a bedroom) and further ensuite bedroom on the ground floor and 3 bedrooms and a bathroom on the first floor.

The comfortable and spacious 2 bedroom apartment enjoys its own separate entrance and covers 80m<sup>2</sup> with kitchen / dining

room and bathroom on the ground floor with 2 bedrooms, living room and further bathroom on the first floor. In addition there is enormous potential for further development with the attic space of approximately 80m<sup>2</sup>.

The manageable grounds comprise 1160m<sup>2</sup> of land are presently divided into a garden with a selection of established fruit trees and a sunny gravelled courtyard terrace.

Landaise beaches 60 minutes, Pau 40 minutes, Dax 40 minutes, Biarritz 90 minutes.

## Property Features

### Additional Information

Habitable Space : 274 m <sup>2</sup>	No of Rooms Total : 9	No. Reception Rooms : 4	No. of Bedrooms : 7
Bathrooms : 2	Shower Rooms : 2	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 333.00	Heating : Aerothermic Pump / Electric / Wood burning stove	Hot Water : Electric	

### Construction

Year : 19th Century	Type : Residential
Roof : Tiled : Good Condition	Condition : Good Condition

### Services

Tele / ADSL : Yes	Drainage : Mains Drainage
Glazing : Double Glazed	Eco Features : Heat Exchange Pump / Double Glazing / Well

### Grounds

Land Area : 1160 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : Yes
Garage : Yes 20m <sup>2</sup>	Car Port : No
Swimming Pool : No	
Outbuildings : Garage (20m <sup>2</sup> ) Barns (approx 30m <sup>2</sup> ) Cellars (approx	

### Ancillary Buildings

**For Further Information, please contact.**

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