

Immaculate 18C Maison de Maître with Pyrenean Views; Pool, Tennis Court & 8 HA



€ 825,000 fai

FCH819

Perched on the top on a hill on the outskirts of its pretty village, this spacious 18C Maison de Maître sits in 8 hectares of land with beautiful views of the neighbouring vineyards and distant Pyrenees mountains.

Built in 1781, this classic Maison de Maître with its slate roof, numerous shuttered windows and rear courtyard, has a privileged, elevated situation with enviable views of the rolling Jurançon vineyards and Pyrenees Mountains. The property further boasts a south facing façade; a long access driveway; beautiful landscaped gardens extending into private woodland; a heated salt-water swimming pool with mountain views from its terrace; and a rear terrace to escape the midday sun.

Accommodation extends over two floors with two large reception rooms, plus a ground floor Master bedroom, all facing south with direct access onto the terrace. The kitchen is situated to the east side with access to the utility room, the large walk-in pantry and the rear dining terrace. A double garage and large carport, housing the boiler room and pool house, completes the ground floor. The first floor offers four double bedrooms along the south façade, sharing the family bathroom. An independent guest wing with two further bedrooms and a bathroom is located above the kitchen to the east side of the property.

The current family have continuously ameliorated the property over their 30 years of ownership with the additional of double glazed windows throughout; the installation of a low energy consumption wood pellet boiler to complement the oil fired central heating and an arothermic pump to heat the swimming pool. Furthermore, the property benefits from its own natural water

source which after feeding through a UV filter provides fresh drinkable water.

The area is a perfect tourist destination; the local market town is just 2 minutes away and the 14th century fortified town of Navarrenx, renowned for its art galleries and brocantes, is a 15 minutes drive. The beautiful historic city of Pau is just 20 minutes away and the ski slopes of the Pyrénées, the Atlantic coast and the Spanish border can be reached in less than an hour. Nearby activities include golf (Pau being home to the first golf course built in Europe), white water rafting, skiing, kayaking, canoeing, hang-gliding, horse-riding and fishing. Pau airport 30 minutes; Biarritz airport 1 hour; Bordeaux airport 2 hours.

Property Features

Additional Information

Habitable Space : 248 m ²	No of Rooms Total : 8	No. Reception Rooms : 2	No. of Bedrooms : 7
Bathrooms : 3	Shower Rooms : 0	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 1800.00	Heating : BOILER Fuel + Wood Mix / Aerothermic House	Hot Water : Electric	

Construction

Year : 1781	Type : Residential
Roof : Slate	

Services

Tele / ADSL : Yes	Drainage : Septic Tank
Glazing : Double	Eco Features : Double glazing; Natural Source Water

Grounds

Land Area : 86000 m ²	Boundary : Partially Enclosed
Terrace : Yes several	Garden Well : NATURAL SOURCE
Garage : Double 59.9m ²	Car Port : Yes 36m ²
Swimming Pool : 5 x 9m SALT WATER / HEATED	
Outbuildings : Large Double Garage + Large Carport	

Ancillary Buildings

CLAY TENNIS COURT

For Further Information, please contact.

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