

Gracious Home with with River Frontage in heart of Market Town, Immaculate Condition



€ 789,500 fai

FCH760

This gracious and light filled Maison de Maitre sits in the heart of an active market town, benefiting from on foot access to restaurants and shops, whilst simultaneously offering the pleasure of a large landscaped garden, swimming pool and an attractive view onto the river below. 5 bedrooms & 3 refined reception rooms make this an extremely comfortable family home. The option of converting the ground floor into a separate apartment lends excellent business potential for those wishing to run a hospitality project or work from home.

It is not surprising that this beautiful Maison de Maitre has been the object of magazine photo shoots. The exterior is what many dream of when picturing a gracious French home, the interior is sun filled, spacious and immaculately presented.

Stone steps lead to a decorative front door, from where one is led into an impressive double height hall. From here, two

reception rooms en filade, each with French doors leading onto the sunny terrace, offer a superbly appointed sitting room and dining area. Elegant parquet flooring and original decorative plaster work add to the genteel appeal. An office, comfortable family kitchen with snug, original pantry area and downstairs washroom complete the ground floor.

Ascending the elegant staircase to a minstrals landing, one finds a Master Suite with bathroom, sitting area and dressing room. A further three bedrooms, one of which is currently used as a gentleman's retreat, and a shower room finish the first floor.

Returning to the entrance hall, a staircase leading to the garden floor is to date appointed as a medical cabinet with separate access to the property. Here one finds two large reception rooms and the fifth bedroom. A laundry room, summer kitchen, document room, utility room, 2 showers, 2 WCs and wine cellar are also available lending this garden floor perfectly to those seeking to create a Gite, independent accommodation for staff or a defined area from which to work from home.

The exterior of the property is equally appealing. A large salt water swimming pool sits to one side of the lush gardens, and crossing a small bridge, one has access to raised and protected river frontage from which to admire the Adour running towards the Atlantic ocean.

An original winter garden built underneath the terrace presents a useful spot for keen gardeners to grow plants, whilst the double garage provides secure parking.

The town of Aire sur L'Adour offers multiple excellent sports facilities including a Velodrome, an active Rugby club, kayaking and a light aircraft association with private airstrip. A bi-weekly market, respected lycée and selection of shops and commerce make the town an active hub for the area. Aire sur L'Adour is an important stopping point for pilgrims walking the Saint Jacques de Compostelle with the UNESCO heritage church of Sainte-Quitterie being one of the highlights. Motorway access from Aire takes you to Pau in less than an hour, and to Bordeaux within 90 minutes. The Atlantic coast in the summer and a number of Ski Slopes for the winter months are both accessed within 1 hour 30, offering year round options for lovers of the outdoors.

For further information and floor plans, please contact us quoting reference FCH760

Property Features

Additional Information

Habitable Space : 510 m ²	No of Rooms Total : 13	No. Reception Rooms : 3	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 3	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 0.00	Heating : Gas fired boiler	Hot Water : Electric	

Construction**Services**

Year : 1800s

Type : Residential

Tele / ADSL : Yes / Yes

Drainage : Mains drainage

Roof : Tiled

Condition : Good

Glazing : Traditional

Eco Features :

Grounds**Ancillary Buildings**Land Area : 3000 m²

Boundary : Walled and fenced

The Garden floor of the property is currently used as a medical cabinet. It could easily be transformed into an attractive independent apartment.

Terrace : Yes

Garden Well : Yes

Garage : 2 Cars

Car Port :

Swimming Pool : 10m x 4.50m Salt Water

Outbuildings : Garage and workshop

For Further Information, please contact.

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