

## Solid Family Home with Far Reaching Views and Independent Apartment



**€ 243286 fai**

**FCH786**

Extended families, those seeking a sustainable lifestyle together with revenue stream and buyers looking for a solid 1900's build with space will be drawn to this large family home located in a pretty historic hamlet just outside the active market town of Mugron. Owned by the same family for several generations, this much loved, well-maintained Maison Basco-Landaise comprises approx 220m<sup>2</sup> of living accommodation, is set on a charming and very quiet village street opposite the church, and has opportunity to add value by further modernisation of the upstairs apartment.

Built over two levels, it enjoys an elevated sunny position with captivating views of open countryside and endless skies. Four of the six bedrooms flow to balconies, each attracting the morning sun, while the tidy kitchen and dining flow into an open plan living area and generous east facing terrace overlooking the rear grounds to far reaching views beyond. From the kitchen, living area and office one can watch the children and pets play safely with room for a trampoline or pool. An existing Potager provides plenty of vegetables and established fruit trees feed the family peaches, apples, plums and cherries over the sunny months from May to October.

Perfect for families, it offers three bedrooms in the apartment upstairs, a shower room and separate toilet, a living room and finally everything in place to fit a separate kitchen, whilst downstairs there is a further generous sunny living area, 3 more bedrooms one of which currently serves as an office, utility room and a newly fitted shower room and independent WC. A simple addition of a stair case would connect the two floors of the property into one big home. Currently the apartment is

accessed via an independent outside staircase. Parking includes a substantial Garage and Workshop of 112m<sup>2</sup>. A separate summer kitchen completes the ensemble. The grounds of 1500m<sup>2</sup> can be augmented with the addition of a further 1 HA of grazing land located opposite the property and offering an excellent solution for someone seeking to keep horses or create a small holding. The house has been well maintained over the years, including a complete repainting of the facade and woodwork in Spring 2020 and a recent Wood Pellet Stove heating system to complement the heat exchange pump. The property is fully double glazed and the roof is in sound condition. A complete renovation of the interior was undertaken in 1990.

This is a great property for anyone seeking to live the dream towards a more gentle and self-sufficient lifestyle, yet in a wonderful location just one hour from the vast Atlantic Ocean and 1hr 30 to the cultural hubs of Bordeaux and Biarritz.

Landaise beaches 60 minutes, Mont de Marsan 30 minutes, Dax 35 minutes, Pau 55 minutes, Biarritz 90 minutes.

## Property Features

### Additional Information

Habitable Space : 220 m <sup>2</sup>	No of Rooms Total : 8	No. Reception Rooms : 2	No. of Bedrooms : 6
Bathrooms : 0	Shower Rooms : 2	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 863.00	Heating : Wood Pellet Stove & Reversible Heat Exchange Pump	Hot Water : Electric Water Boiler x 2	

### Construction

Year : 1900	Type : Residential
Roof : Good	Condition : Good

### Grounds

Land Area : 1500 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : No
Garage : Yes	Car Port :
Swimming Pool : No but possible	
Outbuildings : Large Workshop, Garage, Summer Kitchen & Atelier	

### Services

Tele / ADSL : Yes / Yes	Drainage : Mains Drains
Glazing : Double	Eco Features : Double Glazing, Wood Pellet Burner, Insulation, Heat Exchange Pump

### Ancillary Buildings

For Further Information, please contact.

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