

**A Historic Maison de Maitre just 45 minutes to Coast with Excellent B&B Potential**



**€ 577,500 fai**

**FCH790**

In a pretty Basque village near Saint-Palais, and just 45 minutes from the coast, lies this enchanting village manor house. It offers very good family accommodation surrounded by a pretty, and partly walled, garden. It could equally make the ideal hospitality project.

The Maison de Maitre dates back to the 17th century and was once the demeure of the Prince de Merode, one of Europe's most ancient Noble families. Consequent rebuilding and extensions were undertaken in 1914.

Original features are found throughout the house and the drawing room has attractive stucco work panels, the original fleurs de Lys fireplace and parquet flooring dating to the 1600s.

Three further reception rooms include a substantial west facing dining room, an office and a second salon or library that features an impressive carved oak fireplace and fitted bookshelves dating to the 17th C. An striking oak staircase leads to a spacious landing, from where one finds five bedrooms, two with en-suite bathrooms and a separate WC. Two additional bedrooms, created in the 2000s, are located in the attic

The Edwardian extension includes a large kitchen with the original wall tiles still intact and an attractive Carreaux de Ciment floor, ideal for a large family or passionate cooks. With access to the garden on both sides, it will quickly become a hub for friends, family and guests. From here a large utility room, with ample space to create an additional reception room, connects to the adjacent two level building. This part of the property has a separate front door and offers excellent scope for a B&B project,

Gite or as a business space for those working from home or setting up an independent practice.  
An original 17th Century cellar completes the ensemble.

The principal gardens lie to the rear; a number of roses, wisteria and trumpet flower gently adorn the arbour. A large expanse of lawn lies beyond the west facing balcony terrace. In addition the former stable block and outbuildings present both practical and decorative solutions for a pool house, reading pavillion, yoga or art studio or as part of a productive kitchen garden project.

Located 10 minutes from Saint Palais, 45 minutes from Bayonne, 20 minutes from Sauveterre-de-Bearn, 35 minutes from the Spanish frontier at Saint-Jean-Pied-de-Port.

## Property Features

### Additional Information

Habitable Space : 300 m <sup>2</sup>	No of Rooms Total : 10	No. Reception Rooms : 4	No. of Bedrooms : 8
Bathrooms : 2	Shower Rooms : 0	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 1000.00	Heating : Oil fired central heating	Hot Water : Electric	

### Construction

Year : 17th Century and 1914	Type : Residential
Roof :	

### Services

Tele / ADSL : yes / yes	Drainage : Mains
Glazing : Some double glazing	Eco Features : Some double glazing

### Grounds

Land Area : 2070 m <sup>2</sup>	Boundary : Fully Closed
Terrace : Yes	Garden Well : Underground Water Cistern
Garage : Yes	Car Port : No
Swimming Pool : No but Possible	
Outbuildings : Large Barn ideal for conversion; Garage; Atelier;	

### Ancillary Buildings

**For Further Information, please contact.**

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