

A Former Hunting Lodge, Farmhouse, Studio & 2 HA of Organic Farmland



€ 342400 fai

FCH834

An interesting acquisition of two independent houses on 2 hectares of land with the opportunity to purchase an extra 12 hectares of organic farmland. The Estate includes a spacious **four bedroom former hunting lodge**; a **three bedroom farmhouse**; a **Studio Flat**; two barns and **2 hectares (5.3 acres) of land**.

This former Hunting Lodge has a **wealth of character** with its period fireplaces, terra-cotta floors, original doors and windows. Its neighbouring two bedroom farmhouse is of a typical Landaïse architecture; inside is very **authentic** with attractive column-barge walls and original terra-cotta floors. This would serve perfectly as a holiday cottage and thus generate a second income.

The additional 12 hectares is currently being worked as a **traditional organic farm** with plough horses working the land. The land could be purchased as a separate transaction offering a future buyer the opportunity to take over the existing business or create a new business using the land.

Situated in the heart of the Landaïse countryside close to the **medieval market town of St. Sever** where there are brocante fairs, flower shows and annual 'Bull Running' through its charming streets. The spa town of Eugénie Les Bains, home to Michel Guérard's Michelin star restaurant and spa is 20 minutes away. The beautiful historic city of Pau can be reached in 45 minutes; the Atlantic coast is just 1hr 10 mins away and the ski slopes are a 90 minutes drive. Pau airport 45 minutes; Biarritz

airport 1hr 20mins and Bordeaux airport 2 hours.

Property Features

Additional Information

Habitable Space : 275 m ²	No of Rooms Total : 8	No. Reception Rooms : 4	No. of Bedrooms : 4
Bathrooms : 3	Shower Rooms : 0	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 1871.00	Heating : Oil Fired	Hot Water : Oil Fired	

Construction

Services

Year : 1600's	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Roof : Tiled. Good Condition	Condition : Authentic Property in Sound Conc	Glazing : Single	Eco Features :

Grounds

Ancillary Buildings

Land Area : 21500 m ²	Boundary : Partially Enclosed	FARMHOUSE GITE: 3 bedrooms, 2 shower rooms each with WC, sitting room and kitchen STUDIO FLAT: Open Plan living space with Mezzanine sleeping area, shower room BARN I (17.7m ²) : with tiled roof & cement floor, leading to the tack room (11.02m ²) BARN II (29m ²) : with tiled roof & earth floor
Terrace : Yes	Garden Well : Yes	
Garage : In Barn	Car Port : No	
Swimming Pool : No but possible		
Outbuildings : 2 BARNS		

For Further Information, please contact.

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