

**An Immaculately Presented Maison de Maitre Set In A Walled Park With Pool And Barn**



**€ 522,000 fai**

**FCH836**

An attractive private estate, comprising a Maison de Maitre, presented in impeccable condition, along with an architecturally beautiful barn and in-ground swimming pool, situated within stone-walled parklands with its original wrought iron fencing and gated entrance.

This exceptional property has been lovingly and sympathetically renovated in recent years including an entire new slate roof and rendered facades completed in 2015 and double glazed windows and new electrics also fitted in recent years. Inside, a wealth of period features have been restored and enhanced, to include marble and parquets floors, a noble and dominant carved oak staircase and feature fireplaces in almost every room, these features blending seamlessly with a more modern decoration and colour scheme. The property is immensely appealing.

Currently operating as an established, luxury Chambre d'Hôtes activity, the potential to continue, or indeed increase the existing business opportunity will attract those who are looking to make an income. Several spacious reception rooms and a large, well equipped kitchen can be found on the ground floor along with a utility room and guest cloakroom / shower room. The upper floor provides four beautifully appointed en-suite bedrooms and the second floor offers the possibility to create further guest rooms, or owner's private quarters.

The barn provides huge potential to transform into guest cottages, a function room, or both. Situated at some distance from the maison de maître, it is possible for guest accommodation to be entirely independent with their own private gardens. The pool with its shaded dining terrace is situated within the walled gardens to the rear of the main house.

The location is ideal for exploring many attractions of this beautiful region; the towns of Navarrenx and Oloron Sainte Marie are just a short 10 minute drive, Atlantic coast a little over an hour and several ski stations of the Pyrenees 50 minutes.

## Property Features

### Additional Information

Habitable Space : 320 m <sup>2</sup>	No of Rooms Total : 7	No. Reception Rooms : 3	No. of Bedrooms : 4
Bathrooms : 3	Shower Rooms : 2	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 1471.00	Heating : Town Gas Central Heating	Hot Water : Gas Boiler + Electric Tanks	

### Construction

### Services

Year : 1802	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Mains Drainage
Roof : Slate: Entirely Renovated in 2015	Condition : Excellent	Glazing : Double Glazing	Eco Features : Double Glazing throughout

### Grounds

### Ancillary Buildings

Land Area : 4,198 m <sup>2</sup>	Boundary : Entirely Walled Private Park
Terrace : Yes	Garden Well : Yes
Garage : No	Car Port : No
Swimming Pool : 10 x 5m Chlorine	
Outbuildings : Large Barn Ideal for conversion	

Huge barn of the rare "Clouque" Béarnaise architecture, measuring approximately 250m<sup>2</sup> on the ground floor and divided into three parts: centre 15.5 x 7M, sides 15.5 x 4M interior measurements with upper floor exploitable.

**For Further Information, please contact.**

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