

An Immaculately Presented Manor House with Stunning Period Features!



€ 750000 fai

FCH906

This magnificent Maison de Maître is tucked away within mature grounds of 7,965m² to include a paddock, or potential building plot, of 2,792m². Conveniently situated close to the centre of a small market town with all the necessary amenities within easy walking distance.

The house was built in the early 1900s by the mayor of the town and was passed down through the generations for over a century. Today's owners have refurbished the house to an irreproachable international standard whilst at the same time retaining all the old world charm that such a home can provide. Many of the original features are still in place such as decorative floor tiles, ornate fire surrounds, exposed wooden floor-boards and a beautiful and impressive spiral staircase.

The accommodation is notably light and spread over two floors. The main entrance opens into a wide hallway with period floor tiles and a magnificent and elegant staircase rising to the full height of the house. To the left of the entrance hallway is a sitting room with its original oak chevron floorboards, wood panelling, ornate plasterwork, period marble fireplace and double aspect period height windows facing south and west. The second sitting room is situated to the right of the entrance hall and boasts decorative floor tiles, wood panelling, a period fireplace with ornate plasterwork above and double aspect period height windows facing south and east. A corridor traverses the property from east to west (with a guest cloakroom near the staircase) and provides access to the gardens at each end. The dining room is situated to the northeast side of the property and again offers double aspect windows, attractive terracotta and cream floor tiles and a generous open fireplace. The utility room

is situated with easy access to both the kitchen and the rear courtyard. Completing the ground floor accommodation is a newly fitted modern kitchen with a centre island and ample space for family dining.

The first floor offers a Master bedroom with a recently fitted dressing room and a spacious shower-room; a Guest bedroom with en-suite shower room; and two further bedrooms sharing a central bathroom with a roll top bath, double vanity unit with wash-hand basins and a large Italian shower. There is also a large attic room to develop into further living space, if required.

The mature gardens are home to many ancient trees, a shrubbery and an expansive lawn leading to the heated, saltwater swimming pool (installed in 2019) and its newly constructed covered dining terrace (with separate partition housing the pool equipment and wc facilities). An attractive two storey period barn covering just over 200m² sits to the northeast side of the property alongside the paddock, which would serve ideally as grazing land for a small pony.

The local town hosts its own annual festival in August which is a four-week extravaganza of live music, dance and regional food centred around the Course de Vaches Landaise, a long standing tradition of Les Landes. Situated midway between the thermal spa towns of Salies de Béarn and Dax; the former being a picturesque Medieval tourist town with small timber framed buildings which overhang the River Saleys and the latter a much larger town offering a range of shops, including Gallerie Lafayette, good restaurants and lively bars. Both towns can be reached within a 30 minute drive.

French Character Homes is delighted to be marketing this enormously appealing and desirable property which is situated within an hours drive of both Pau and Biarritz international airports; two hours drive from Bordeaux International airport and within a 30 minutes drive of Dax from where the TGV arrives in Paris in 3.5hrs. The motorway network, at Orthez, can be reached in under 20 minutes and the Pyrenees mountains with all the activities they provide, skiing, hiking, climbing, riding to name just a few, is only 1 hour 30 minutes away.

Viewing is highly recommended.

Property Features

Additional Information

Habitable Space : 284 m ²	No of Rooms Total : 9	No. Reception Rooms : 3	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 2	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 2244.00	Heating : Oil Fired	Hot Water : Oil Fired	

Construction

Year : Early 19th Century	Type : Residential
Roof : Slate	Condition : Excellent Condition

Services

Tele / ADSL : Yes	Drainage : Mains Drainage
Glazing : Partially Double Glazed	Eco Features : Partially Double Glazed

Grounds

Land Area : 7965 m ²	Boundary : Partially Enclosed
Terrace : Yes several	Garden Well : Yes
Garage : In Barn	Car Port : No
Swimming Pool : 12x5m SALTWATER & HEATED	
Outbuildings : BARN	

Ancillary Buildings

For Further Information, please contact.

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