

**French Country Cottage in the woods with 1HA & easy access to Bordeaux**



**€ 205000 fai**

**FCH846**

Who hasn't sometimes longed for the romance of a authentic French Country Cottage? This well cared for property, within easy driving distance from Bordeaux airport and the Atlantic Ocean, offers a superb retreat from busy lives, with nothing to do but unpack a suitcase and a good book.

At 108.5m<sup>2</sup>, the layout packs a lot in, including a light filled open plan kitchen sitting / dining room of 36.5m<sup>2</sup>, 5 bedrooms, of which one is currently used an office / dressing room and 2 bathrooms. On the grounds one finds a large freestanding barn that is composed of a tiled seating area with functioning fireplace and bread oven, together with two good sized storage sections. A separate brick garden shed and a well (currently sealed) complete the ensemble .

The house was completely renovated circa 2003, to include an entirely new roof, electrics and windows. It has been well maintained since.

With over 1 Hectare of grounds, there is plenty of space to build a pool should one wish or simply to laze in the grass under the shade of one of the many established trees.

1 hour from Bordeaux Airport, 1 hour to the beach at Mimizan, 25 minutes to the Landaise Prefecture town of Mont de Marsan.

# Property Features

## Additional Information

Habitable Space : 108.5 m <sup>2</sup>	No of Rooms Total : 6	No. Reception Rooms : 1	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : No
Tax Fonciere : € 0.00	Heating : Open Fireplace and Electric Heating	Hot Water : Electric	

## Construction

## Services

Year : Between 1900 and 1930	Type : residential	Tele / ADSL : No but possible	Drainage : Septic tank
Roof : Completely renewed in 2003	Condition : Good	Glazing : Double	Eco Features : Attic Insulation; Double glazing

## Grounds

## Ancillary Buildings

Land Area : 11300 m <sup>2</sup>	Boundary : Not fencing
Terrace : 2 paved Terraces	Garden Well : Yes but closed
Garage : No	Car Port : No
Swimming Pool : No but possible	
Outbuildings : Barn with tiled seating area & separate storage	

**For Further Information, please contact.**

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