

Pretty Maison Bourgeoise with Walled Garden and Carriage House



€ 290000 fai

FCH851

There's a lovely atmosphere to this house, from the moment you walk up the stone steps, through the rose covered front door and into the gracious entrance hall. Set over two floors, with potential to develop into the attic, the property is light and spacious, with the beautiful original windows allowing daylight to stream in and settle gently on the herringbone parquet floors. With five bedrooms, 2 light reception rooms and a massive family kitchen / dining room the main house presents a comfortable and elegant solution for families and potential business projects alike.

A big fireplace in the kitchen / dining room keeps things extremely cosy when it's chilly, and there's a central wood-pellet stove in the hall, together with additional fireplaces in the two front reception rooms (these are currently unused). The space is ideal for entertaining, with plenty of space to receive guests, or simply for settling down to a good board game en famille or sneaking off with a book. When the sun shines you can open French doors from the generous cook's kitchen and step directly out to the gardens to pick fresh herbs or enjoy a cool drink under the shade of the covered terrace, all whilst knowing that your children can scamper about in the big garden without worrying about cars.

The garden measures just over 2500 m², and there is a pleasing mix of lawn, shrubs, wisteria and roses, the whole surrounded by mature trees.

The extensive barns, former stables and 17th century carriage house, measuring 506m², have the option of separate access. All of these were reroofed in the late 1990's and offer excellent potential as a guest house, gite or retreat / workshop space. A mere 5 minutes amble on foot leads you directly from the back garden down towards the river, ideal for walking the dog or getting some fresh air.

Located in a village with a weekly market, bistrot, newsagents, post office, boulangerie and chemist and within easy driving distance to a number of attractive market towns, the property is ideal for exploring this lovely part of the world – inland for

walks, horseriding and cycling but also near enough to the coast for good beaches and seafood. The mountains and ski slopes can be reached within less than 2 hours.
 Pau Airport 40 minutes; Motorway access at Aire sur l'Adour 12 minutes; Michel Guérard's award winning Michelen Star spa and restaurant at Eugenie les Bains - 15 minutes; Atlantic ocean approx 1 hour 20 minutes.

Property Features

Additional Information

Habitable Space : 268 m ²	No of Rooms Total : 8	No. Reception Rooms : 3	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 1	W.Cs : 3	Utility Room : Yes; 10m ²
Tax Fonciere : € 1968.00	Heating : Gas Central Heating; Wood Pellet Stove	Hot Water : Electric	

Construction

Services

Year : 1900	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Mains Drains
Roof : Tiled	Condition : Good	Glazing : Single	Eco Features : Loft Insulation

Grounds

Ancillary Buildings

Land Area : 2545 m ²	Boundary : Walled Gardens and Planting
Terrace : Covered Terrace	Garden Well : Yes
Garage : In Barn	Car Port : No
Swimming Pool : No but possible	
Outbuildings : Carriage House; Large barns; Former Stables	

For Further Information, please contact.

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