

Stylish French Country Retreat overlooking the Mountains; 1 hr to coast



€ 595000 fai

FCH861

Beyond the gated entrance, and surrounded by private grounds of just over 3000m², this immaculately maintained country residence welcomes you to kick back and relax into the best of the French lifestyle. Effortlessly combining bold mid century pieces with natural materials, the design minded amongst you will love the experience of this property.

Easing open the hardwood front door, one is greeted by a spacious central hallway from where a vast open plan dining room and kitchen together with a generous sitting room await. The rooms are flooded with light, presenting great flow and plenty of space to entertain both inside and on one of the multiple paved terraces. The sitting room has a large open fire for getting cosy in Autumn and Winter, and beautiful repointed riverstone walls, whose thickness keep the house cool and fresh during the summer.

On the first floor one finds 3 large bedrooms, each with well appointed en suite bath or shower rooms and independent dressing rooms, together with a sun filled office / reading area . There is also plenty of room to easily develop into the attic should one so wish.

The guest annexe overlooks the azure blue saltwater pool, and provides an additional fourth bedroom and en suite shower, in total measuring 18m².

There's plenty of space both indoors and out, and walks or cycles are outstanding in this beautiful region, surrounded by woodlands, fields and gently rolling countryside.

You're just a 10-minute drive from a number of popular market towns with boutiques, cafés and restaurants on hand, or you can cycle down to "Chez Marcel" and treat yourself to a steaming café au lait in the morning or a cool long drink at

sundowners. Café Boissec, also within cycling distance, regularly holds concerts and creative workshops and the local village has a small grocers and newsagents.

The area of the Chalosse is ideally situated approximately 1 hour from the unspoilt beaches of Les Landes and 90 minutes from the ski slopes of the pyrénées. The local towns of Mugron, Saint Sever and Hagetmau offer several cafés, boutiques and restaurants as well as local supermarkets and a weekly markets. This area is rich in culture and history and provides plenty of attractions for holidaymakers. Pau airport can be reached within 40 minutes; Biarritz airport 90 minutes; Toulouse and Bordeaux airports 2 hours.

Property Features

Additional Information

Habitable Space : 295 m ²	No of Rooms Total : 7	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 2	Shower Rooms : 2	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 0.00	Heating : Oil Fired - Radiators	Hot Water : Oil fired	

Construction

Services

Year : 1800s	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Roof : Tiled	Condition : Immaculate	Glazing : New Hardwood Windows throughought	Eco Features : Double Glazing

Grounds

Ancillary Buildings

Land Area : 3200 m ²	Boundary : Enclosed
Terrace : Yes	Garden Well : No
Garage : Yes - Double	Car Port : No
Swimming Pool : 5x12m Saltwater	
Outbuildings : Guest Suite & Poolhouse; Double Garage	

ANNEX (18.1m²) : Housing Bedroom Suite 4 POOLHOUSE (21.46m²) DOUBLE GARAGE (40m²)

For Further Information, please contact.

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