

## Splendid 7 Bedroom Maison de Maitre in the heart of an active market town



**€ 450000 fai**

**FCH1105**

This striking townhouse has been beautifully remodeled, oozing a chic, cosmopolitan style, whilst simultaneously keeping a wealth of period features intact. Offering 362m<sup>2</sup> of living space behind it's impressive frontage, the property is located just minutes on foot to the main high street, with shops, restaurants, weekly market and a hubbub of cultural activity.

Built in 1880, the immaculate presentation is evident from the moment you enter the grand hallway. From here a double width sitting room measuring 43m<sup>2</sup> welcomes you into a refined and gracious living space in which to relax. The dining room, featuring an impressive ceiling rose, can comfortably host a large party at 24m<sup>2</sup>, and the good sized kitchen provides a fluid space to both enjoy food preparation and seamlessly move onto the outdoor terrace for morning coffee or evening drinks.

The property provides a total of 7 double bedrooms over three floors, 4 shower rooms and 2 dressing rooms. A large cellar, two private parking spots and a secure private garage complete the ensemble.

Located in the heart of the popular riverside market town of Aire sur l'Adour, which lies on the pilgrims route to Saint Jean de Compostelle, and just 15 minutes from the luxury spa town of Eugenie les Bains, the opportunities to maintain a successful Bed and Breakfast are plentiful.

Access to good traffic links are easy with Pau airport, Biarritz airport, Bordeaux airport and Tarbes airport each within a 40 to 90 minute distance. The motorway is just 10 minutes from the property, and both the Ski Slopes and the Ocean can be enjoyed

within a 90 minute drive from the house. The Spanish coastal resort of San Sebastian can be reached in approximately 2 hours.

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

## Property Features

### Additional Information

Habitable Space : 362 m²	No of Rooms Total : 9	No. Reception Rooms : 2	No. of Bedrooms : 7
Bathrooms : 0	Shower Rooms : 4	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 2300.00	Heating : Town Gaz.	Hot Water : Town Gaz	

### Construction

Year : 1880	Type : residential
Roof : Slate	

### Services

Tele / ADSL : Fibre Optic	Drainage : Mains Drains
Glazing : Double Glazing in Part	Eco Features :

### Grounds

Land Area : 100 m²	Boundary : Enclosed
Terrace : Pretty Terrace with decking, 100m²	Garden Well : No
Garage : Private garage plus two parking slots	Car Port : No
Swimming Pool : No	
Outbuildings : No	

### Ancillary Buildings

**For Further Information, please contact.**

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Document non-contractuel Mandat 2502 1105

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