

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



€ 580000 fai

FCH871

This striking townhouse has been beautifully remodeled, oozing a chic, cosmopolitan style, whilst simultaneously keeping a wealth of period features intact. Offering 362m² 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 43m² 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 24m², 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.

Property Features

Additional Information

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|--------------------------------------|-----------------------|-------------------------|---------------------|
| Habitable Space : 362 m ² | 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

Services

| | | | |
|--------------|--|----------------------------------|-------------------------|
| Year : 1880 | Type : residential | Tele / ADSL : Fibre Optic | Drainage : Mains Drains |
| Roof : Slate | Condition : Excellent - Fully Renovated 20 | Glazing : Double Glazing in Part | Eco Features : |

Grounds

Ancillary Buildings

| | |
|---|---------------------|
| Land Area : 100 m ² | Boundary : Enclosed |
| Terrace : Pretty Terrace with decking, 100m ² | Garden Well : No |
| Garage : Private garage plus two parking slots | Car Port : No |
| Swimming Pool : No, but new municipal Olympic size pool in 2023 | |
| Outbuildings : No | |

For Further Information, please contact.

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