

Delightful Turn Key Property, Heart of Saint Sever, Generous Gardens, Just 1hr to Ocean



€ 316500 fai

FCH938

Peppered with natural touches in the form of exposed brick and stone work, herringbone wood parquet and a soothing colour palette, this pretty little Villa Arcachonnaise packs a lot into its 147 m².

Built between 1920 and 1930, echoes of the Art Deco era remain in both the exterior architecture, with a tower playfully reminiscent of a lighthouse given the properties proximity to the coast, and the homes gorgeous interior featuring paneled walls, original patterned cement floor tiles and above all light, light, light streaming in from each facade.

The ground floor welcomes you with a pretty entrance hall, leading onto a spacious living room and snug, together with a bright and airy kitchen. Here the textures of contemporary preference for clean lines and structure come through in the polished concrete floor, the "brut" woodwork kitchen cabinetry and the beautifully repointed brick and stone work in the walls. A handy utility room and a generous cellar together with a guest WC complete the ground floor.

The original wooden staircase leads up to the first floor from where one finds two spacious double bedrooms, one with a balcony, a bathroom, separate WC and walk in Linen cupboard.

From here one continues up another flight of stairs to the second floor which presents a tasteful shower room, double bedroom and the tower room which is currently a holistic therapy room but could serve as either a separate office or a child's bedroom.

Outside the grounds wrap around the property and a covered terrace provides ample shade in the hotter months of year. A double atelier, entirely reroofed in 2019, provides perfect storage for bikes and garden tools.

The property has been completely renovated to include Double Glazing, a Heat Exchange Pump, a Wood Pellet Stove, Rewiring, Plumbing, Exterior Paint and Crepis and a new Atelier Roof. It is in excellent condition.

This beautiful home allows you to step out with immediate access to all amenities, including restaurants, shops, medical facilities, and - of note - the best school in Les Landes, catering for children aged 3 years to 15.

Just one hour from the Atlantic Ocean, 1.40 from Bordeaux. 15 minutes from the prefecture town of Mont de Marsan, 25 minutes from the luxurious thermal spas at Eugenie les Bains, 20 minutes from the wine and armagnac regions and 2 hours from the Ski Slopes.

Nearest Transport Links:

Rail: Mont de Marsan offers a number of daily trains to Bordeaux and can be reached within 15 minutes; Dax has a high speed link rail service to Paris (3.5 hrs) and can be reached in approximately 40 minutes

Air: Bordeaux airport - 1hour 40 minutes; Pau Airport - 59 minutes; Tarbes Airport - 1 hr 24 minutes; Biarritz Airport - 1hr 17 minutes

Motorway at Mont de Marsan - A63

Property Features

Additional Information

Habitable Space : 147 m ²	No of Rooms Total : 5	No. Reception Rooms : 2	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 0.00	Heating : Thermal Heat Exchange Pump; Wood Pellet Stove	Hot Water : Via Heat Exchange Pump	

Construction

Services

Year : Between 1920 & 1930	Type : Residential	Tele / ADSL : Fibre Optic	Drainage : Mains
Roof : Good condition		Glazing : Double Glazing	Eco Features : Double Glazing; Heat Exchange Pump

Grounds

Ancillary Buildings

Land Area : 2068 m ²	Boundary : Walled Garden in part
Terrace : Intelligent Covered Terrace	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : No	
Outbuildings : Storage Barn	

For Further Information, please contact.

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