

**Gorgeous French Country Cottage on 6.5HA of Parkland, Prairie and Small Private Vineyard**



**€ 424000 fai**

**FCH941**

Is it the Centennial Oak trees and trailing wisteria, the gentle stone and half timbered walls or the way the evening sunlight sweeps through the rooms bathing all in a golden glow that makes this home such a magical place to enjoy ?

At 237m<sup>2</sup> of living space, this pretty cottage is packed with character details and charm. A sitting room with large fireplace, library / snug, dining room and large conservatory provide ample comfortable space to spread out and relax. A fitted kitchen, shower room / WC and downstairs bedroom complete the ensemble on the ground floor. Above, one finds a second large bedroom, a bathroom / WC and a generous study measuring 22m<sup>2</sup>, that could easily be used as a third double bedroom.

Across the little courtyard, a stone and timber barn has been converted into a private loft bedroom with bathroom and independent sitting room.

To fully enjoy the good life, a working bread oven, private grape vines and heated swimming pool offer additional attractions.

The property is situated in the centre of its 6.5 HA and has absolutely no viz a viz. Its immediate privacy however does not imply seclusion. The nearest town of Villeneuve de Marsan is just 1 km from the cottage and easily accessible by bike. The prefecture town of Mont de Marsan can be reached in around 25 minutes and offers regular daily trains to Bordeaux.

There is plenty on offer in this beautiful region of France, from skiing to surfing, fine dining, wine tasting and regular fresh

markets, cycling, walking and taking in the rich culture of the region.

Coast - 1hr20 / Mountains - 1hr50

Sports - Golf Courses at Mont de Marsan 17mins, Eauze 40mins, Pau 60mins; Race Courses at Mont de Marsan 27mins, Pau 55mins, Dax 57mins; Ski Pistes - Gourette and Cauterets both approx 1hr50; Surfing Hossegor, Vielle Saint Giron, Soustons - all approx 1hr20; Formula One Racing Nogaro 30mins;

Music Festivals - Week long music festival at Luxey 40mins; Art et Flamenco Mont de Marsan 25mins; Jazz à Marciac 60mins; A large number of local events and festivals throughout the summer

Thermal Spas - Eugenie-les-Bains 30mins, Barbotan 30mins, Dax 60mins

Fine Dining - Villa Mirasol, Mont de Marsan 25mins; Les Prés d'Eugenie (Michel Guerard) 30mins, La Bastide de Barbotan (Michel Guerard) 30mins

Vineyards - Château de Ravignan 6mins, Château de Lacquy 10mins, Château de Maniban 15mins

Travel - Airports Pau 55mins, Bordeaux 1hr25, Tarbes 1hr15; Rail - Mont de Marsan 24mins; Motorway (A65) 15mins

## Property Features

### Additional Information

Habitable Space : 237.44 m <sup>2</sup>	No of Rooms Total : 8	No. Reception Rooms : 4	No. of Bedrooms : 4
Bathrooms : 2	Shower Rooms : 1	W.Cs : 3	Utility Room : Yes, in barn
Tax Fonciere : € 1000.00	Heating : Oil Fired Central Heating	Hot Water : Oil Powered	

### Construction

Year : 1800s	Type : Residential
Roof : Tiled - May need some revisions	

### Services

Tele / ADSL :	Drainage : Septic Tank
Glazing : Single	Eco Features :

### Grounds

Land Area : 65000 m <sup>2</sup>	Boundary : Partially enclosed
Terrace : Terrace and Large Conservatory	Garden Well : Yes together with natural pond and two streams
Garage : Double Garage 40m <sup>2</sup>	Car Port : No

### Ancillary Buildings

Measuring 77m<sup>2</sup> the barn has been converted to provide a sitting room, bathroom and substantial Loft style bedroom.

Swimming Pool : 11.5 x 5, Heated

Outbuildings : Stone Barn; Wooden Barn; Bread Oven; Pigsty

**For Further Information, please contact.**

Document non-contractuel Mandat 2208941

**Joanne Davey**

**S.A.S. French Character Homes**

French Character Homes  
Telephone: +33 (0)5 59 12 28 13  
Mobile: +33 (0)6 77 70 21 98  
sales@frenchcharacterhomes.com  
www.frenchcharacterhomes.com

R.C.S. PAU: 514275239 N° TVA : FR86514275239  
Carte Transaction Immobilière CPI 6402 2017 000 019 047  
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris