

**An Immaculately Presented 18C Landaise Farmhouse In Private, Landscaped Grounds of 2,500m<sup>2</sup>**



**€ 599,000 fai**

**FCH1083**

This traditional Landaise farmhouse dating to 1771 has been professionally renovated in recent years and offers everything you would need for an ideal family home, or second residence. The ground floor entrance hall leads through to a sumptuous 56m<sup>2</sup> central reception room with high ceilings, exposed stone walls and a magnificent stone fireplace. Beyond here can be found a large, modern fitted kitchen, with seating around a second cosy fireplace fitted with a wood-burning stove - the perfect family room. Behind the kitchen is a second preparation kitchen and pantry, which leads to the veranda / summer room overlooking the lush landscaped gardens. A further summer kitchen / utility room, two WC's, a downstairs bedroom, dressing room and spacious bathroom complete the ground floor. The upper floor level provides 4 further bedrooms, two bathrooms and spacious study and TV room. The interior decoration harmoniously blends period authentic charm with modern facilities and comforts.

Outside, the mature landscaped gardens offer a haven of peace and tranquility; its half an acre of private grounds extending from the rear of the farmhouse, with an open-sided barn providing a covered dining area and several shady spots for relaxing away from the heat of the summer sunshine. For keen gardeners, a spectacular vegetable plot and orchard is situated at the far end of the garden, with an enclosed chicken run. This part of the garden overlooks open fields and pasture land.

The property is situated in the heart of a quiet village which boasts one of the regions most reputable restaurant and access to some fabulous riverside beaches. Furthermore, the popular thermal spa town of Salies de Bearn is just a short 6km drive and the

atlantic coast around Biarritz just 40 minutes.

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 : 330 m²	No of Rooms Total : 7	No. Reception Rooms : 4	No. of Bedrooms : 5
Bathrooms : 3	Shower Rooms : 0	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 885.00	Heating : Heat Pump + Wood Burner	Hot Water : Heat Pump Boiler	

### Construction

Year : 1771	Type : Residential
Roof : Tiled	

### Services

Tele / ADSL : Yes	Drainage : Mains Drainage
Glazing : Double Glazing	Eco Features : Heat Pump and Double Glazing

### Grounds

Land Area : 2,500 m²	Boundary : Entirely closed
Terrace : Covered Dining Terrace	Garden Well : No
Garage : Yes	Car Port : No
Swimming Pool : No	
Outbuildings : Garage and Games Room / Covered Dining Terrace	

### Ancillary Buildings

**For Further Information, please contact.**

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