

## A Striking Maison de Maître offering an Exceptional Restoration Opportunity!



**€ 320000 fai**

**FCH1102**

This striking Maison de Maître, with origins dating back to 1662, wonderfully epitomises local Béarnaise architecture! Sitting within 1HA of grounds with large out-buildings; an elevated position and beautiful country views, this property offers an exceptional restoration opportunity!

The Maison de Maître is thought to have been built in 1782, although the site has origins dating back to 1662.

The property is approached via a quiet country lane and benefits from a private, but not remote, location. Its original porched entrance, with wooden gates, opens into the front gardens with the main house flanked by a large hangar to its left and a substantial barn to its right. Steps rise to the main entrance which opens into a hallway at the foot of the period staircase. To the right is the dining room which leads into the kitchen and thereafter to the rear corridor which serves the shower room, utility, boiler room and a separate staircase. The sitting room is located to the left of the entrance hallway and leads into the ground floor bedroom, or third reception room.

The first floor offers a hugely appealing Master bedroom (32m<sup>2</sup>) with a wonderful wide balcony and views over the rolling countryside. A second bedroom is located behind the master bedroom, and independantly accessed via a second staircase. A substantial undeveloped area (47m<sup>2</sup>) to the right of the landing offers an interesting opportunity to create a further two or three bedrooms.

Situated 90 minutes from both the ski slopes of the Pyrénées and the Atlantic Coast, around Biarritz. Just 50 minutes north west of Pau, 8 minutes from Lembeye and 20 minutes from Maubourguet. Pau airport 45 minutes; Tarbes / Lourdes 50 minutes; Toulouse airport 2 hours 30 mins.

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 : 225 m²	No of Rooms Total : 5	No. Reception Rooms : 2	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 0	W.Cs : 1	Utility Room : Yes
Tax Fonciere : € 509.00	Heating : Gas-fired	Hot Water : Gas Fired	

### Construction

Year : 1782 (origins dating to 1662)	Type : Residential
Roof : Tiled	

### Services

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

### Grounds

Land Area : 10000 m²	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : Yes
Garage : In Barn	Car Port : Hangars
Swimming Pool : No	
Outbuildings : Hangar 1 (102m2); Hangar 2 (65m2); Barn (95m2); Pi	

### Ancillary Buildings

Hangar 1 (102m2) Hangar 2 (65m2) Barn (95m2) Pig Sty (15m2)

**For Further Information, please contact.**

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