

## A Timeless Country Retreat In The Heart Of The Chalosse



**€ 365,000 fai**

**FCH1184**

A timeless country retreat in the heart of the Chalosse ....Tucked away on the edge of a tranquil hilltop village, this country retreat is a beautifully restored 18th-century winery offering an idyllic slice of rural French life. Lovingly renovated in 2018, the property is full of charm and character, offering spacious accommodation ideal for welcoming family and friends, with ample potential to create additional guest gîtes or elegant reception spaces.

Located just a short drive from the lively market town of Saint-Sever, the house lies in the heart of the Chalosse — one of South West France's most up-and-coming regions, prized for its rolling countryside, gastronomic heritage, and authentic pace of life. The region is steeped in history and rich in tradition, with bustling weekly markets, village fêtes, and seasonal celebrations that bring the community together in true Gascon spirit.

Inside, the current owners have taken great care to restore the property using reclaimed materials that honour its historic fabric. The heart of the home is a welcoming country-style sitting room that flows into a stunning hand-crafted Shaker kitchen by deVOL. A double butler's sink, large range cooker, and custom-built pantry cupboard sit alongside generous storage, all framed by natural slate flagstones from Mandarin Stone. Underfloor heating throughout adds warmth and comfort, setting the tone for relaxed country living. The kitchen has been featured across interior design blogs, Pinterest, and regularly appears as deVOL's French showcase.

From here, you step into a spectacular open-plan dining and living area, created from a former barn during the extensive

renovation. With cathedral ceilings, exposed oak beams, and over 44m<sup>2</sup> of living space, it's a striking yet inviting room. Two sets of sliding doors open to the grounds beyond, filling the space with natural light and blurring the lines between indoors and out.

The ground floor also features three double bedrooms — one currently used as a generous 14m<sup>2</sup> office — along with a utility room and a beautifully finished family bathroom. The bathroom showcases reclaimed Victorian cement tiles, polished concrete walls in a custom pigment, a freestanding bath with garden views, a walk-in shower, and a separate WC.

Upstairs, the sense of space continues with a 44m<sup>2</sup> open-plan landing, used as both a cosy library and relaxed children's retreat. This leads to two double bedrooms (approx. 12.5m<sup>2</sup> each), as well as a generous master suite of 28m<sup>2</sup> with its own 10m<sup>2</sup> en suite shower room and WC.

In total, the property offers an impressive 240m<sup>2</sup> of beautifully considered living space, with thoughtful design and sustainable choices woven throughout. The entire ground floor was excavated and rebuilt with proper insulation to ensure energy efficiency in the face of future climate changes. A heat exchange pump powers the underfloor heating and hot water system, with individual thermostats in each room. The majority of windows are double glazed, with the exception of some south-facing bedrooms, where the natural warmth makes this unnecessary.

Additional work includes full roof replacement on the main house (2018) and barns (2009), all new wiring by certified artisans (under guarantee), full termite treatment (2018), and damp-proof coursing throughout, complemented by a French drain along the southern and western perimeter. Internal insulation has also been added to ensure the home stays warm in winter and cool in summer.

Perfectly suited for family life, the property is within walking distance of a highly regarded village primary school, and a short drive to one of the department's top-rated secondary schools in Saint-Sever. For older students, the excellent Lycées of Dax and Mont-de-Marsan are both easily accessible.

The location also offers a wonderful balance of rural charm and modern convenience. Fine dining awaits nearby in the Michelin-starred village of Eugénie-les-Bains, as do relaxing thermal spas in both Dax and Eugénie. High-speed TGV connections are available in Dax — Bordeaux is reachable in just one hour, and Paris in three and a half. A new direct rail link between Bordeaux and London is currently under development, making this corner of south-west France more connected than ever.

Whether you're seeking a spacious family home, a stylish country escape, or a property with potential for guest accommodation, this property blends considered design, local character, and a peaceful setting in one of France's most enchanting and undiscovered regions.

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 : 240 m <sup>2</sup>	No of Rooms Total : 9	No. Reception Rooms : 3	No. of Bedrooms : 6
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 977.00	Heating : Heat Pump : Underfloor Heating throughout Ground F	Hot Water : Heat Exchange Pump	

**Construction****Services**

Year : 1783

Type : Residential

Tele / ADSL : Fibre and Ethernet

Drainage : Septic (non confo

Roof : Tiled. Main Roof relaid 2018, Barn roofs 2009

Glazing : Double and Single  
GlazedEco Features : Energy Efficient  
B; PAC, Insulation, Double Gl**Grounds**

Land Area : 4959 m²

Boundary : No Fencing, Vegetation  
provides boundary for rear

Terrace : Yes

Garden Well : No

Garage : In Hangar

Car Port :

Swimming Pool : No but possible

Outbuildings : 3 barns (electrics in situ) - 175m²

**Ancillary Buildings**

The property includes three adjoining stone barns (approx. 175m²) with electricity in place. One features the village's original bread oven, adding a touch of history. Fully re-roofed in 2009 and re-rendered in lime plaster in 2018.

**For Further Information, please contact.**

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