

An Elegant Maison de Maître with Tennis Court; Heated Saltwater Pool; Guest Wing & 4 HA



€ 750000 fai

FCH1006

This elegant French Maison de Maître, dating back to 1875, is situated within its village and benefits from open views over its 4 hectares of private land towards the neighbouring river and surrounding countryside. The ensemble includes the 6 bed Maison de Maître; a 2 bed guest apartment over the former barn; a tennis court; a 5x10m salt water swimming pool and a walled orchard.

Originally built in 1875 and fully renovated in 2007 to include the addition of the tower; a new slate roof; hardwood double glazed windows; new gas-fired central heating system with under-floor heating (new boiler replaced in 2021); full re-wiring; full insulation, new bathrooms and kitchen; installation of the salt-water swimming pool and landscaping of the grounds. gardens. new kitchen; installation of the salt water swimming pool and landscaped gardens. A hard tennis court was later installed in 2010. The property is immaculately presented and tastefully decorated by its English owners to marry together its original features with neutral tiles, white bathroom suites and subtle paintwork.

Screened from the village by an imposing pair of period gates, the property is accessed by a separate entrance to its rear. The driveway, with well maintained lawns to each side, leads to a gravelled turning circle with the house straight ahead with its former barn to the left. The barn has been converted into a double open-fronted garage, a closed single garage and an independent guest apartment above.

The swimming pool is privately situated to the south side of the property, with its large sun terrace, covered dining terrace and walled surround. The walled orchard, with its plum, cherry and fig trees, is located next to the swimming pool and has a gate leading onto the 4 hectares of land. The River Luz is just a short walk across the fields. The land is currently managed by the local farmer, but could readily support 4 horses.

Situated just 10 minutes from the riverside market town of Nay and 25 minutes to the historic city of Pau. The Atlantic coast, around Biarritz and the ski slopes can be reached in less than one hour. Pau airport 30 mins; Tarbes / Lourdes 30 mins; and Toulouse International 1hr 45mins.

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 : 389.66 m²	No of Rooms Total : 12	No. Reception Rooms : 4	No. of Bedrooms : 8
Bathrooms : 2	Shower Rooms : 3	W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 1817.00	Heating : Mains Gas	Hot Water : Gas Fired	

Construction

Services

Year : 1875	Type : Residential	Tele / ADSL : Yes	Drainage : Mains Drainage
Roof : Relaid in Natural Slate in 2007		Glazing : Double Glazed hardwood windows	Eco Features : Double Gazing Insulation

Grounds

Ancillary Buildings

Land Area : 41409 m²	Boundary : Partially Enclosed	Manor House : 324.38m2 2 Bed Apartment above the carport and garage (former barn) : 65,28m2 Total : 389.66m2
Terrace : Yes Covered	Garden Well : Yes	
Garage : single	Car Port : Double, 2 cars	
Swimming Pool : 5 x 10m Salt Heated PAC		
Outbuildings : First Floor of Former Barn converted into a 2 Bed		

For Further Information, please contact.

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