

Magnificent 18th Century Maison de Maître and Coach House with Pool



€ 699000 fai

FCH980

This strikingly handsome 18th Century Maison de Maître with adjoining coach house, transformed into 2 independent holiday cottages, is conveniently situated along the Camino de Santiago, just a few minutes from the medieval town of Sauveterre de Bearn.

The estate is approached via an electronic gated entrance, leading through to a circular drive with centennial trees, including a magnificent magnolia. The main house is presented as a beautifully light and gracious family home, with several reception rooms leading directly into the surrounding gardens. The first floor provides three spacious en-suite bedrooms, with the second floor – formerly the servants living quarters - providing a further three bedrooms and a sitting room. The extensive coach house has been converted in recent years into two independent dwellings; one providing 180m² of living accommodation with 5 bedrooms, two bathrooms and a vast open plan living area, the second an 85m² two bedroom, two bathroom gîte with its own private entrance and garden.

This substantial property is entirely modulable to suit a buyer's requirements. It is currently run as a highly successful business, as well as a comfortable family home, offering seasonal and longer term holiday rentals, workshop weekends, language courses and seminars. However, the coach house could simply serve as an extension to the living accommodation in the Maison de Maître for those who are looking for an elegant and generous family residence.

The 2-acre private park is meticulously maintained with mature cedars, fruit trees, palms and shrubs, a vegetable garden and a

12 x 6 metre in-ground swimming pool, installed with a security alarm and surrounded by security fencing. The two bedroom gîte enjoys its own private, fenced garden with barbecue terrace within the grounds.

The pretty village is located close to the Saison River and a short drive to the popular tourist towns of Sauveterre de Bearn, a medieval hilltop village, and Saint Palais, the pristine riverside town of the Soule Basque region. The Atlantic coast around Biarritz and St. Jean de Luz and the lower Pyrenees can all be reached within 50 minutes. In short, this wonderful estate provides an ideal location for exploring some of the most exclusive hotspots of the South West region of France.

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 : 540 m ²	No of Rooms Total : 21	No. Reception Rooms : 4	No. of Bedrooms : 13
Bathrooms : 4	Shower Rooms : 3	W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 2145.00	Heating : Oil Fired Central Heating + Electric Radiators + W	Hot Water : Solar Panels + Central Heating Boiler	

Construction

Services

Year : 18th Century	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Septic Tank x 2
Roof : Tiled. New Roof in 2000. Revisions in 2010		Glazing : Single Glazed	Eco Features : Solar Panels

Grounds

Ancillary Buildings

Land Area : 6,434 m ²	Boundary : Enclosed	Coach House converted into two independent dwellings: 180m ² - 5 bedrooms, 85m ² - 2 bedrooms.
Terrace : Several Terraces	Garden Well : Yes	
Garage : No	Car Port : No	
Swimming Pool : 12 x 6M Security Fenced and Alarm		
Outbuildings : Garden Shed		

For Further Information, please contact.

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