

## Rare Opportunity to Acquire one of Les Landes most Recognisable Historic Properties



**€ 795000 fai**

**FCH1008**

Known as the Jewel of Les Landes, Labastide D'Armagnac draws admirers from across the globe with its pretty square and authentic French lifestyle. In pride of place lies this stunning half-timbered 'Hotel Particulier', the views from which are said to have inspired Henri the IV to create the Place de Vosges in Paris when he stayed here as a guest in the 1500's.

Whilst the origins of the property go back as far as the 14th century, with later Baroque additions, the current owners have spared no expense working with a well-respected architect to gently awaken this historic home and bring it up to current comforts. From the LaCornue kitchen to a luxurious bathroom, stunning sitting room and library to the delightful Orangery style dining / reception room and private roof terrace, there is so much to love about this unique residence.

The property has everything you need for a perfect French home or holiday retreat. Stepping out of the front door takes you straight to excellent restaurants, wonderful cafés and a number of artisan boutiques. Only 30 minutes from the train station at Mont de Marsan, 1hr25 from Bordeaux airport, and situated halfway between the spectacular beaches of the Atlantic Ocean and Ski Slopes of the Pyrenees, there is no shortage of access to good food, vineyards and colourful markets.

Set over two floors with an additional Attic space running the length of the property, the ground floor is dedicated to fine cuisine and good dining. Measuring an impressive 52m<sup>2</sup>, one side is flanked entirely with prestigious LaCornue units, lending gastronomic luxury to the French lifestyle. To the other side of the room, a good-sized dining table holds host to numerous

memorable suppers and shared moments.

Up the winding staircase, one encounters a glorious double length sitting room and library with paneled glass windows tipping the eye beyond fresh geraniums to the square and its 13th century church beyond. A wood paneled Orangery inspired third reception room leads out through glass doors to a sheltered roof terrace flanked with olive trees and potted plants. Two stunning bedrooms, packed with authentic features, a good sized shower room and luxurious bathroom complete the ensemble. To the East of the property lies a third guest bedroom and WC, accessed via it's own front door. A large garden hidden behind an ancient wall and home to an independent armagnac barn is found across the road from the property and could lend itself to further development into a guest cottage and pool area.

If you are looking for a slice of true French lifestyle, a place to simply unpack your bags and step outside to collect a baguette and steaming café au lait, do not miss this rare chance to snap up this stunning home. Viewing highly recommended.

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 : 298 m²	No of Rooms Total : 7	No. Reception Rooms : 4	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1	W.Cs : 3	Utility Room : 2m²
Tax Fonciere : € 1000.00	Heating : Oil Burning Central Heating; Viessmann Boiler 2019	Hot Water : Electric	

### Construction

Year : 14thC and 17thC	Type : Residential
Roof : Renovated 2018	

### Services

Tele / ADSL : Yes / Yes	Drainage : Mains
Glazing : Single	Eco Features :

### Grounds

Land Area : 787 m²	Boundary : Walled Garden across the street from property
Terrace : Roof Terrace 29.5m²	Garden Well : No
Garage : In Armagnac Barn	Car Port : No
Swimming Pool : No	
Outbuildings : Armagnac Barn; Wood Store and Large Atelier	

### Ancillary Buildings

**For Further Information, please contact.**

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