

**A Country Manor House with 5HA Land, Pool, Former Guardian's Cottage; Barn and Garage**



**€ 770000 fai**

**FCH1042**

This substantial, and beautifully presented, country Manor house dating back to 1802, is ideally situated just 5 minutes from the pretty, and well served, market town of Arzacq-Arraziguet which offers several restaurants, a supermarket, medical facilities etc., as well as being 10 minutes from Garlin where there is an exit onto the A65 linking Pau to Bordeaux. The beautiful historic city of Pau, with its international school and airport, can be reached within a forty-five minutes drive.

The estate includes the Manor house; a former guardian's lodge; a former winery; a large barn of 120m<sup>2</sup> with three stables and a garage which houses the wood-pellet boiler and large stock of wood pellets, plus the pool equipment.

The property offers substantial and light accommodation with ceilings just shy of 3 meters high and period height windows. Accommodation is provided over two floors plus a large attic offering the potential for further expansion. A central entrance hallway traverses the property north-west to south-east, serving four principal rooms with the kitchen located in a later addition wing close to the covered terrace and swimming pool. To the right of the north-west entrance is the dining room with its original stone fireplace; large arched glass doors connect into a spacious sitting room with built-in period cupboards and a fireplace with a marble surround. The dining room also connects into the fully fitted kitchen which in turn connects into both the utility room and outside to the covered terrace and pool situated with a south aspect. To the left of the north-west entrance is a guest bedroom with en-suite shower room and a further reception room, currently serving as an office.

A majestic wide staircase leads to the first floor where there is a Master bedroom with en-suite bathroom; a guest bedroom with an en-suite shower room and two further bedrooms sharing a family bathroom.

The property further benefits from a new slate roof, laid in 2019 and an economical wood pellet central heating system.

The Manor House sits within 5 hectares of mature parkland of which approximately 8,210 m<sup>2</sup> is garden, 7, 621 m<sup>2</sup> woodland and 34,169 m<sup>2</sup> pastureland. The gardens also boast a separate orchard with plum and apple trees, as well as mature walnut, fig and cherry trees within its immediate grounds, providing an abundance of fruit. The 3.4 hectares of pastureland could easily support 3-4 horses. There are currently two water points on the land plus two wells. The land is entirely fenced and has three gated entrances. The current owners have created a jogging path around the perimeter of its land which is just short of 1km. In addition, the neighbouring lands boasts an abundance of walking trails and bridle ways.

Located just 1hr from the nearest ski station and 80 minutes from the vast sandy beaches of the Atlantic Ocean this substantial property could not be better located for an active family wishing to enjoy the pleasures of the 'great outdoors'! In addition, the current owners run the property as a holiday rental business making a comfortable revenue during the periods when they are absent. Please email us for precise rental values.

Pau airport can be reached in just 40 minutes; Biarritz airport 1hr 15mins and Toulouse & Bordeaux airports 2 hrs.

Viewing is 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 : 350 m <sup>2</sup>	No of Rooms Total : 8	No. Reception Rooms : 3	No. of Bedrooms : 5
Bathrooms : 2	Shower Rooms : 2	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 1723.00	Heating : Wood Pellet Central Heating	Hot Water : Wood Pellet Fired Boiler	

### Construction

Year : 1802	Type : Residential
Roof : Slate : Relaid in 2019	

### Grounds

Land Area : 50000 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : Yes
Garage : Garage : 45m <sup>2</sup>	Car Port :

Swimming Pool : 5 x 10m Saltwater

Outbuildings : Former Guardian's Cottage; Barn and Garage

### Services

Tele / ADSL : Yes	Drainage : Septic Tank (non-conform)
Glazing : Single + Double Glazed units	Eco Features :

### Ancillary Buildings

Boiler Room / Pool House : (43.90m<sup>2</sup>) Covered passage in front of pool (22.38m<sup>2</sup>) Former Guardian's House (75.15m<sup>2</sup>) Former Winery (49.61m<sup>2</sup>) Barn / Stables : (120.54m<sup>2</sup>) + first floor (120.54m<sup>2</sup>) Annex : (78.27m<sup>2</sup>)

**For Further Information, please contact.**

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