

**Authentic Bourgeois home dating to 1698 in sought after village. Tastefully renovated.**



**€ 520000 fai**

**FCH1059**

Hidden behind a rose covered arched doorway lies this beautiful Maison Bourgeoise. Enveloped by its utterly charming grounds, this highly desirable property is located within a pretty hilltop village, close to the vibrant market town of Saint Sever. Spanning approximately 320m<sup>2</sup>, the home comprises light-filled living spaces and seven bedrooms spread across three floors. There is also a separate two story barn with functioning bread oven, and the subject of a sensitive renovation to walls and roof in 2013. Outside, the house's gardens include a hidden south facing courtyard, an interesting variety of fruit trees and a walled garden with pool. The village is close to the wonderful thermal spa towns of both Dax and Eugenie les Bains and to Mont de Marsan, around 35 minutes away, and from which trains run to Bordeaux and Paris several times daily.

Access to the residence is via an elegant entrance hall approached from the southern façade. Original Victorian tiled flooring runs underfoot and walls have been finished in calming, neutral shades of paint by Farrow & Ball. Two reception rooms flank the hall to the left and a kitchen and spacious dining room to the right; the westerly drawing room is bathed in natural light from French doors that overlook the hidden courtyard, while the easterly dining room reflects the symmetry with doors that also open to the courtyard. Both rooms have impressive original features including paneling, fitted 19th century cupboards and attractive fireplaces. The main drawing room is painted in a dusky blue from Farrow and Ball, whilst the dining room follows traditional French form being painted a calm green and wallpapered with a design from Linwood. Finally a third reception room offers a soothing space to relax, connecting via french doors to the walled garden beyond.

There are five bedrooms, two of which are ensuite and a large family bathroom with a handsome claw foot bath and fittings from Hudson and Reed on the first floor. The rooms have appealing historic features from floorboards throughout to

striking fireplaces in three of them. Rooms to the north have attractive views over the garden to the valley below. The southern rooms offer pretty views over the village.

There are two further generous bedrooms on the second floor, with far reaching views over the rooftops toward the mountains. One of the bedrooms is currently used as an office, thereby creating a substantial private suite. A spacious walk-in shower and WC was added in 2020.

Externally, the house sits within a plot of just under 700m<sup>2</sup> bordered by original stone walls and attractive planting. The gardens belie the house's central village location, fostering the feel of a secluded oasis. In summer months they are awash with hydrangeas, fragrant wisteria , honeysuckle and roses. The main lawn runs to the rear of the property with two separate access points. The south facing courtyard envelopes you in a haven of perfumed climbing roses. A good sized pool presents the perfect place to cool off in warm summer months. Measuring 4m by 7m it has recently benefited from a new security cover (2024). The filtration system, pump and pool robot have also been replaced between 2020 and 2021.

This property is without question a 'coup de coeur' home. Significant work to the house has been undertaken between 2017 and the present day, offering at once security with the remaining guarantees, and using tasteful high quality materials. 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 : 320 m <sup>2</sup>	No of Rooms Total : 11	No. Reception Rooms : 3	No. of Bedrooms : 7
Bathrooms : 1	Shower Rooms : 3	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 2065.00	Heating : Wood Pellet Boiler Central Heating	Hot Water : 3 Electric Water Boilers	

### Construction

Year : 1698 and 1890	Type : Residential
Roof : Revised 2022	

### Services

Tele / ADSL : Fibre Optic	Drainage : Mains
Glazing : Double glazed in part	Eco Features : Insulation; Wood Pellet Boiller

### Grounds

Land Area : 687 m <sup>2</sup>	Boundary : Walled Garden
Terrace : Yes	Garden Well : No
Garage : No but off street parking available	Car Port : No
Swimming Pool : 4m x 7m; Chlorine; New filter, robot & pump; Secur	
Outbuildings : Pretty barn with bread oven; roof replaced 2013	

### Ancillary Buildings

Pretty 2 story barn, ripe for conversion into a separate gite or annexe. New roof in 2013. Water and Electricity in situ. Separate access. Will need completion to convert into living accommodation. Fully functioning traditional bread oven.

**For Further Information, please contact.**

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