

## Elegant 17C Maison de Maitre with Far Reaching Views & Packed with Charm



**€ 360000 fai**

**FCH1058**

Mellow limewash, trailing wisteria and delicate ironwork greet you as you ascend the stone steps to this glorious Maison de Maitre, set in the heart of a pretty Landaise village, typifying the very essence of the gentle Chalosse way of life.

This is a family home that has been much loved over the years, originally built in the 17th century at a time when it is said, 40 of the region's wealthiest merchants chose to each create their own grand homes in this one hilltop village away from the rush of the world. Much of the original elements remain, from glorious original wood panelling to the carved stone fireplace and the 'tomette' terra cotta flooring. Whilst there is a lovely symmetry to the front, the interior is packed with quirky charm as the property evolved over the centuries, to include an 18th century reception room to the front and a pretty 19th century courtyard section .

The front door opens to a long corridor, leading past a spacious hall with winding staircase toward the grand salon at the rear of the property. From here one continues back around to pass through a music room and find a further second sitting room and office. The family sized kitchen with an enormous fireplace for cosy winter days and a separate 3rd sitting room are found in the later 19th century arm of the building. This third sitting room offers an ideal solution for those seeking to work from home, as it can provide independent access for clients if so wished.

On the first floor, three large bedrooms, measuring 34m<sup>2</sup>, 25m<sup>2</sup> and 48m<sup>2</sup> respectively, are light packed and elegant. The master

bedroom has a private covered balcony for those moments when only a secluded coffee will do. A good sized family bathroom with freestanding bath, dressing room and separate WC complete the ensemble. It should be noted that work on renovating and kitting out a fourth bedroom is underway, but will need to be completed by the next owner. This room offers a further 51m<sup>2</sup> of space and adjoins the existing bedrooms. Currently it is used as an Art Studio, offering plentiful space and good North facing light.

Finally the former wine store, also adjoining the main property, houses a second shower room and utility space. It presents an exciting opportunity for those in search of a project as once converted, this could provide a substantial addition to the existing 320m<sup>2</sup> of living space.

The garden is heavy with ancient fruit trees and the views out towards the Chalosse valley are quite astounding. To the front a delightful south facing gravel courtyard bedecked with mature climbing roses, grape vines and established hydrangea is the ideal place to stop the clock, unwind and enjoy all that life in the South West of France has to offer.

The property is located just 50 minutes from the Atlantic ocean, in the heart of a sought after village that hosts an annual art exhibition, together with several cultural and culinary events throughout the year. It is just 10 minutes from Saint Sever with access to one of the best schools in the department of les Landes, 35 minutes from the fast line TGV at Dax, and 20 minutes from the prefecture town of Mont de Marsan.

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 : 338 m <sup>2</sup>	No of Rooms Total : 7	No. Reception Rooms : 4	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 940.00	Heating : Heat Exchange Pump 2023; Wood Burner; Open Firepla	Hot Water : Electric	

### Construction

Year : 17th Century	Type : Residential
Roof : Redone in 2004	

### Grounds

Land Area : 947 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : 2	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : no but possible	
Outbuildings : Former Wine Store, Garden Storage	

### Services

Tele / ADSL : Fibre Optic	Drainage : Mains
Glazing : Wood Framed Double Glazing	Eco Features : PAC; Double Glazed; Insulated

### Ancillary Buildings

Garden storage : (20m<sup>2</sup>) Wine Store over two floors joining the main living property, renovated in part to provide additional living space

**For Further Information, please contact.**

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