

**Stylish French Country Retreat set in a Peaceful Location under 1 hr to coast**



**€ 650000 fai**

**FCH1095**

Nestled within private grounds spanning just under 3,000m<sup>2</sup>, this impeccably maintained country residence invites you to indulge in the best of the French lifestyle. Beyond the gated entrance, a haven of tranquility and charm awaits.

As you ease open the hardwood front door, a spacious central hallway welcomes you. From here, step into the expansive open-plan living room, where a grand fireplace—complete with a newly installed log burner—creates a warm, inviting atmosphere. The thick, beautifully repointed riverstone walls ensure the home stays refreshingly cool in summer and comfortably warm in winter, as reflected in its commendable C energy rating. French doors lead from the sitting room to a covered poolside terrace, perfect for outdoor relaxation.

To the right of the entrance hall lies a high-spec, fully fitted kitchen that opens to the walled north garden—an idyllic spot for leisurely breakfasts on hot summer mornings. Every room is bathed in natural light, offering seamless flow and generous spaces for entertaining, both indoors and out.

Upstairs, you'll find three large bedrooms, each featuring well-appointed en-suite bathrooms and ample storage. A sunlit office or reading area adds versatility and charm. For those seeking additional space, the attic offers excellent potential for development.

The guest annex, overlooking the azure saltwater pool, provides a cozy sitting room, a fourth bedroom, and an en-suite shower room, totaling 29.5m<sup>2</sup> of additional accommodation.

The fully enclosed grounds are thoughtfully designed, offering a variety of outdoor spaces. Enjoy the shady lawn and bowling area beneath mature Plane trees, the peaceful walled north-facing garden, or the sun-drenched poolside terrace with breathtaking views of the Pyrénées mountains. A recently built workshop and a single garage complete this exceptional property.

Located in the picturesque Chalosse region, known for its natural beauty and relaxed pace of life, the property enjoys easy access to nearby towns. The medieval market town of Saint-Sever is just 20 minutes away, while Hagetmau, with its supermarkets, medical facilities, diverse restaurants, and exceptional sporting amenities—including an Olympic swimming pool—is only 15 minutes from your doorstep.

Further afield, Dax is reachable within 45 minutes and offers high-speed train connections to Paris in just 3 hours and 30 minutes. The region's appeal extends to its proximity to nature, with the unspoiled beaches of Les Landes just an hour away and the ski slopes of the Pyrénées a mere 90-minute drive. Travel is convenient, with Pau airport only 40 minutes away, Biarritz 90 minutes, and both Toulouse and Bordeaux airports accessible within two hours.

This property effortlessly combines timeless charm, modern comforts, and an unbeatable location, making it an extraordinary place to call home.

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 : 302 m <sup>2</sup>	No of Rooms Total : 6	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 2	Shower Rooms : 2	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 2289.00	Heating : Oil-Fired	Hot Water : Oil-Fired	

### Construction

Year : 1800s	Type : Residential
Roof : Tiled	

### Services

Tele / ADSL : FIBRE OPTIC	Drainage : Septic Tank (Conform)
Glazing : Double Glazing	Eco Features : Double Glazing

### Grounds

Land Area : 2917 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : No
Garage : Yes single	Car Port :

### Ancillary Buildings

GUEST ANNEX (29.5m<sup>2</sup>) : Sitting Room + Bedroom Suite 4 POOLHOUSE (21.46m<sup>2</sup>) DOUBLE GARAGE (20.8m<sup>2</sup>) + WORKSHOP (19m<sup>2</sup>)

Swimming Pool : 5x12m Saltwater

Outbuildings : Guest Suite & Poolhouse; Workshop & Garage

**For Further Information, please contact.**

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