

## **An Exquisite Stable Block Conversion with 3 Beautifully Renovated Cottages!**



**€ 900,000 fai**

**FCH1098**

This remarkable early 19th-century stable block and its surrounding buildings have been thoughtfully and meticulously converted. Originally constructed in 1812 to serve a nearby grand neoclassical chateau, it is located in the heart of a picturesque and historic medieval town.

The 'Ecurie' has undergone a complete restoration, with the finest materials used throughout, resulting in an exquisite family home. Spread over two levels, the ground floor features a bright and inviting entrance hall, a spacious and fully equipped kitchen/living area with direct access to the terrace, a beautifully designed spa, two practical utility rooms, and an impressive reception hall with magnificent 7-meter oak beams and a striking stone fireplace. Underfloor heating runs throughout the ground floor, while the first floor benefits from elegant cast-iron radiators. Upstairs, you'll find five generously sized bedrooms, three of which have en-suite shower rooms, all finished to the highest standard.

Stepping outside, the almost entirely enclosed stable yard is built on a quad and immediately captivates with its peaceful charm and impressive space. The garden is both formal and relaxed, featuring vibrant rose beds and colorful borders, while a wisteria-covered terrace adjoining the house provides the perfect spot for enjoying an evening drink. A classically designed swimming pool and an orangerie beyond complete the idyllic setting. Additional buildings include three beautifully renovated dwellings offering an additional 107m<sup>2</sup>, 83m<sup>2</sup>, and 67m<sup>2</sup> of accommodation for guests or potential rental income.

This exceptional property is ideally situated close to the center of a historic market town in the heart of the Chalosse region of

Les Landes. The town boasts a rich cultural heritage, with a bustling Saturday market, restaurants, bars, and cafés, offering a true taste of French life. Both the unspoiled Atlantic coast and the Pyrenees Mountains are just over an hour away, and international airports in Bordeaux and Biarritz are accessible in under two hours.

#### Key Features:

##### Proximity to Transport Links:

Nearest Train Station: Mont de Marsan (15 minutes)

Nearest Airports: Pau (1 hour), Biarritz (1hr 30), Bordeaux (2 hours), Tarbes (1hr 20)

##### Additional Accommodation:

Three renovated dwellings offering 107m<sup>2</sup>, 83m<sup>2</sup>, and 67m<sup>2</sup> of space for guests or rental income.

##### Peaceful and Spacious Grounds:

Almost entirely enclosed stable yard with formal yet relaxed gardens, rose beds, colorful borders, and a wisteria-draped terrace.

##### Tasteful and Considered Restoration:

The main house has been restored using only the finest materials, blending historic charm with modern luxury. Key features include a 7-meter oak-beamed reception hall, stone fireplace, and beautifully appointed living areas.

##### Ideal Location:

In the heart of a charming medieval town with a rich cultural heritage, close to the Atlantic coast, Pyrenees Mountains, and major airports for easy access.

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 : 448 m <sup>2</sup>	No of Rooms Total : 8	No. Reception Rooms : 2	No. of Bedrooms : 5
Bathrooms : 0	Shower Rooms : 3	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 3500.00	Heating : Gas Fired Underfloor Heating	Hot Water : Gas Fired	

**Construction****Services**

Year : 1812

Type : Residential

Tele / ADSL : Fibre Possible

Drainage : Mains Drainage

Roof : Renovated between 2006 &amp; 2022

Glazing : Double Glazed

Eco Features : Insulation; Double Glazing

**Grounds****Ancillary Buildings**Land Area : 2460 m<sup>2</sup>

Boundary : Walled

Terrace : Yes

Garden Well : Yes

Garage : Yes

Car Port : No but private secure car park to rear

Swimming Pool : 10 x 8m

Outbuildings : Orangerie; Garage ; Shed

3 Beautifully renovated independent Gites, two with 1 bedroom each and a third with two downstairs bedrooms and a large mezzanine.

**For Further Information, please contact.**

Document non-contractuel Mandat 2412 1098

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