



A magnificent character property, impeccably renovated and maintained in pristine condition, with large fishing lake, pool and 2 hectares of parkland



## Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 942,013.01

## Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Mont-de-Marsan
Ταχυδρομικός κωδικός:	40000
Δημοσιεύθηκε:	04/05/2023

## Περιγραφή:

### Summary

A magnificent character property dating from the 18th century, impeccably renovated and maintained in pristine condition, with a large fishing lake, pool of 12m x 6m and 2.2 hectares of beautiful parkland.

The 2 main houses are facing south east, sitting slightly above the park and therefore benefitting from views out onto the landscaped lake with its decking area and shaded pergola, fitness and workshop.

### Location

The ocean and his lovely beaches are 1h30 away. Close to the ski areas of the Pyrenees.

### Access

Railway station at Mont de Marsan with a direct connection from Bordeaux. By plane from Bordeaux Mérignac at 1h30 or Pau at 45 minutes and Toulouse-Blagnac airport at 2h 20 minutes.

Biarritz and its beaches are at 100 km, Bordeaux and its vineyards at 120 km, Toulouse at 200 km. Close to the ski areas of the Pyrenees. SNCF station at Mont de Marsan with a direct link from Bordeaux. Dax TGV station then RDTL bus network which connects Dax to Mont de Marsan.



On the leisure side: All sports and leisure activities are within walking distance: There is hiking and horseback riding, mountain biking, cycling, marked trails, tourist events. Circuit Paul Ricard at 22 km. In order to entertain you, several Saint-Geino associations animate the village throughout the year. Young and old, everyone will find what they are looking for!

## **Interior**

The property offers 2 independent houses (of 128m<sup>2</sup> and 120m<sup>2</sup> approximately), 2 gites (47m<sup>2</sup> and 42m<sup>2</sup> - originally the weaver's cottages), a studio (26m<sup>2</sup>), a fitness and art studio. There is also a workshop of 25m<sup>2</sup>.

The independent and private house of 128 m<sup>2</sup> is dedicated to owners.

A second two-storey house facing the pond consists of 3 beautifully decorated and equipped guest rooms (Manet room, Vivaldi room and Lamartine room).

A former weaver's workshop (Maisonnette Camille Claudel) of 40 m<sup>2</sup> that can accommodate from 2 to 6 people Le Cabanon with an area of 47 m<sup>2</sup> with a capacity of 4 people.

On the technical side: The structure (originally from the 18th century) is mixed (bricks and local stones), the framework is traditional and the roofing is Romanesque mechanical terracotta tiles.

The materials are of first choice and the services of high quality, the house of the owners was entirely renovated between 2000 and 2002. All the openings are of course in double glazing (Wood, PVC and Aluminium) with 3 heating modes (Gas-wood-electric). 2 fireplaces plus a wood stove in the private part. Full air conditioning throughout the property.

## **Exterior**

The gardens have been well considered and are very pretty at all times of the year; there is even a vegetable plot. The attractive lake of 1200m<sup>2</sup> is suitable for fishing.

**EXPOSURE** Very nice maximum exposure from sunrise to sunset

**Traditional FRAMEWORK**

**FACADE** The structure (18th century origin) is mixed (bricks and local stones)

**COVER** Romanesque mechanical terracotta tiles

**OPENINGS** All openings are double glazed (Wood, PVC and Aluminum)

**HEATING** 3 heating modes (Gas-wood-electric)

**SWIMMING POOL** 12 meters by 6 meters

With small pool and swimming against the current

**BEACH** Large IP solarium beach of 150 m<sup>2</sup>

**KIOSK** A wooden kiosk equipped with a table and a stone bench

**SOUP** A 200 m<sup>2</sup> vegetable garden for your **ORGANIC** vegetables

**PARKING** A large parking lot that can accommodate many vehicles.



INTERNET Connected property The pool is discreetly arranged to the south east (at the back of the property), has a shower and spacious terrace (150m<sup>2</sup>) and is also surrounded by colourful planting.

- A magnificent pond of 1300 m<sup>2</sup> fed by an inexhaustible source with many fish collections for enthusiasts
- A 20 m<sup>2</sup> wooden artist's studio that can be converted into a gym or independent office
- Integral air conditioning throughout the property
- 2 fireplaces plus a wood stove in the private part

### Additional Details

Superb advantage: The property can be sold furnished and fully equipped for immediate use: details to be discussed directly with the owners.

A paradise has been created and would be ideal to provide a spacious and comfortable life for an extended family. Equally the property lends itself to a commercial venture (already with wheelchair access), of stylish gites and B&B. The house and grounds are tended with attention and pride and are in immaculate order throughout.

Κατάσταση: Reformed

### Κοινά

Κρεβατοκάμαρες: 9  
Τελειωμένα τετραγωνικά πόδια: 345 τ.μ  
Μέγεθος αυλής: 20000 τ.μ

### Building details

Parking: Ναί  
Outdoor Amenities: Pool

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/PFYR-T149393/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T149393/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 329-1078



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