



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



Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 936,037.48

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Mont-de-Marsan
Postcode:	40000
Geplaatst:	04-05-2023
Omschrijving:	

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 128m² and 120m² approximately), 2 gites (47m² and 42m² - originally the weaver's cottages), a studio (26m²), a fitness and art studio. There is also a workshop of 25m².

The independent and private house of 128 m² 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 m² that can accommodate from 2 to 6 people Le Cabanon with an area of 47 m² 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 1200m² 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 m²

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

SOUP A 200 m² 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 (150m²) and is also surrounded by colourful planting.

- A magnificent pond of 1300 m² fed by an inexhaustible source with many fish collections for enthusiasts
- A 20 m² 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.

Conditie: Reformed

Algemeen

Slaapkamers: 9
Afgewerkte vierkante meter: 345 m²
Lot Afmeting: 20000 m²

Building details

Parking: Ja
Outdoor Amenities: Pool

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/PFYR-T149393/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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