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**Beautifully restored country house**

**Renovated barn and swimming pool**

**Exceptional fenced and gated gardens**

**Seven bedrooms and four reception rooms**

**Close to a renowned spa town**

**DPE = 147 [C] GES = C**



**Lot et Garonne  
Ref 10017**

**€599,000**

This BEAUTIFUL COUNTRY HOUSE, with separate stone BARN COMPLEX and a SWIMMING POOL is in the centre of mature, gated and fenced gardens. It is situated 300 metres outside of a very peaceful village. There are no other houses visible from property yet it is only 4 minutes drive from the important spa town of Casteljalous.

The current owners undertook very extensive renovations when they purchased the house, restoring the property with meticulous care and attention while using high quality materials throughout. They took great efforts to keep the restoration faithful to the house's period of construction, which they hope will be evident from the property's photographs. The house can be summed up as being full of character and charm, with original stone walls to several rooms and tiled floors to the ground floor. Huge, original, restored, oak beams abound, the owners have tried to keep all the original french doors, locks and handles wherever possible. The house is spread over three floors and from the top floor one can see the Pyrenees. Externally there is an impressive stone barn which is used for garaging, workshops and games areas. The gardens have the swimming pool, a jacuzzi, many well maintained ornamental plants and a pond. The property has imposing electric entrance gates and a security system.

## GROUND FLOOR

### Veranda

A wrought iron veranda opens to the entrance lounge.

**Entrance lounge** 28' 1" x 8' 8" (8.56m x 2.64m)

**Kitchen** 15' 8" x 14' 6" (4.77m x 4.41m)

Two stained glass oak doors open into the kitchen which has a beamed ceiling and tiled floor. The room is very spacious, with painted oak units and fully fitted with all white goods.

**Principal salon** 42' 0" x 14' 5" (12.8m x 4.4m)

Stone fireplace with built in wood burner and a door that opens to the veranda.

**Second salon** 26' 5" x 16' 6" (8.05m x 5.04m)

Opening off the principal salon this room has a beamed ceiling, stone walls and two sets of doors opening to the lawn.

**Formal dining room** 15' 3" x 17' 8" (4.64m x 5.39m)

With a period door featuring the image of a castle in 24 carat gold.

**Guest cloakroom** with WC and basin.

## FIRST FLOOR

**Landing** 29' 0" x 11' 10" (8.85m x 3.6m)

**Master bedroom** 15' 5" x 14' 6" (4.71m x 4.41m)

With original doors leading out onto the veranda which looks out over the garden, pool and pine woods.

**En suite bathroom** 15' 5" x 14' 6" (4.71m x 4.41m)

**Bedroom 2** 17' 6" x 14' 8" (5.34m x 4.48m)

Doors open onto the veranda. Original French marble fireplace facing a stone wall.

**Bedroom 3** 15' 3" x 13' 11" (4.64m x 4.24m)

Windows open to the front of the house.

**Dressing room** 12' 4" x 9' 5" (3.76m x 2.88m)

**Guest bathroom** 15' 5" x 12' 4" (4.69m x 3.76m)

Tiled and with bath, sink, WC. Windows with views overlooking woodland.

## ABOUT THE AREA

The house is on the edge of a small village close to the spa town of Casteljalous. Casteljalous is renowned for its spa with naturally heated thermal baths, which have renowned curative properties as well as being a very pleasant place to swim or enjoy a day relaxing in the hammam. There is also a golf club, recreational lake and super surrounding countryside which is ideal for walking or bike rides. The town itself has a very good selection of shops, cafes and restaurants and services. To the west is the beautiful town of Bazas which is dominated by a magnificent cathedral. Beyond Bazas you are within an hour of the Atlantic coast.

## TOP FLOOR

This section of the house is where all the beautiful beams are fully exposed in all the bedrooms and the hallway.

**Bedroom 4** 18' 1" x 12' 7" (5.51m x 3.83m)

**Bedroom 5** 18' 1" x 16' 0" (5.52m x 4.87m)

Currently used as a guest lounge. Windows overlooking the gardens with views to the Pyrenees.

**Bedroom 6** 17' 7" x 16' 10" (5.35m x 5.14m)

Currently used as an office. Windows with views of the gardens and towards the Pyrenees.

**Bedroom 7** 17' 6" x 16' 10" (5.34m x 5.14m)

## OUTSIDE

The grounds have been laid out mostly to lawns and formal gardens.

**Games room** 28' 0" x 17' 1" (8.53m x 5.21m) on each of two floors

Fully restored and with a full size snooker table, WC and wandbasin. This section of the barn could be converted to a separate cottage for letting or for friends, with the appropriate permissions. All utilities are connected and there is enough space for 2 to 3 bedrooms over both floors.

**Workshop** 19' 6" x 19' 0" (5.95m x 5.78m)

Attached to the games room, this could have the dividing wall opened up to enlarge the games room.

**Sechoir**

Used to park cars and tractors etc. Mezzanine for winter plant storage.

**4 car garage and adjacent boiler room**

**Swimming pool** 12m x 6m

Heated salt water pool with a max. depth of 1.4 metres.

**Gardens**

Electrically operated entrance gates open to a winding drive to the house and terminating with a roundabout planted with flowers. At the far end of the garden is a water garden with covered seating area. The majority of the rest of the garden is given over to lawn and mature trees and shrubs. There is also a BBQ next to the veranda which was hand built from arched stones from an English manor



To enquire about this property please contact [info@frenchpropertiesdirect.com](mailto:info@frenchpropertiesdirect.com)

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These details do not form part of any contract and all measurements are approximate.