Manoir Mer et Lacs

Region: Aquitaine **Sleeps:** 18

Overview

Set in six acres of private grounds, Manoir Mer et Lacs is a traditional and grand manor house set just outside the picturesque village of Soustons. With the Atlantic ocean and 'Lac de Soustons' both so close, you have the best of both worlds, making this Basque home ideal for family and friends of any age.

Built at the beginning of the 20th century and carefully restored in 2002, this is one of the largest houses in Soustons with nine spacious bedrooms, most of them en suite, a traditional grand reception hall and living room, a beautiful dining room and a billiard room. Throughout you will discover many original features such as oak floors, marble fireplaces, impressive high ceilings and a stunning oak staircase.

Step outside to discover the large heated swimming pool, a shaded terrace with its summer kitchen perfect for al-fresco dining and a wealth of activities from the tennis court to football, volleyball and boules. The gardens are glorious and contain beautiful old trees that are over 100 years old.

This is a wonderful base for exploring this exceptional region, famous for its long stretches of sandy beaches, surfing hotspots, majestic lakes, forests and world-famous golf courses. Head to the nearby Étang de Soustons for a variety of watersports or drive to Plage Soustons where you will find great dunes and magnificent waves contrasting the gentle waters and beaches of the salt-water marine lake and its pretty island.

Enjoy seasonal festivities in the local village, just a short walk away, or discover the delights of Hosseger, a surfing hangout with cool cafes and shops. The spa-town of Dax with its hot springs and Roman ruins is also a great day









out, especially on market day, or drive south to visit the glamourous seaside town of Biarritz, just under an hour away.

Whether surfing the ocean waves, paddling in the lakes or relaxing by the swimming pool, Manoir Mer et Lacs is a great holiday home in this beautiful part of south-western France.

Facilities

<1hr to Airport • Ideal for Kids • Working Fireplace/Woodburner • Private Pool • Walk to Village • Walking/Hiking Paths • Wine Tasting • Fishing • Golf Nearby • Tennis Court • Horse Riding • Watersports • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Go-Karting • Catering Available • Ideal for Teens • Heated Pool • Cots (Cribs) • Maid Service Available • Beach Nearby • Heritage Collection • Walk to Restaurant • Pool Safety Feature • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Table Tennis • Indoor Games • DVD • Bicycles Provided • Hot Tub • Satellite TV • Sauna/Steam • Outdoor Games • Heating • Caretaker/Owner on Site • Board games • Babysitting Available • Swings • Slide • Bikes • Badminton • Ideal for Babies & Toddlers • Boules/Petanque • Tennis rackets • Soccer • Stair gates • High Chair(s)

Interior & Grounds

House Interiors

- Main lounge with doors leading out to gardens
- TV/reading room with marble fireplace
- Billiard room with pool table
- Dining room with marble fireplace and French doors leading out to terrace

First Floor

- Hall area with sofa
- 2 x bedrooms with fireplaces and en suite bathrooms
- 1 x bedroom with terrace and en suite bathroom
- Two bedroom suite with fireplace, dressing room, bathroom with jacuzzi and WC plus south-facing balcony

Second Floor

- Bedroom with sauna and en suite bathroom
- 2 x bedrooms with en suite bathroom and balcony
- Bedroom with en suite bathroom

All bedrooms are either double (140cm to 180cm size beds) or twin/doubles. There are two bathrooms with baths, the other six feature showers

Outside Grounds

- Heated swimming pool (15x7m, depth: 1.85m) with electric safety cover and safety fence. Open all year round and heated on request from approximately June to end of September
- Poolside terrace
- Jacuzzi (2.4x2.4m, up to 6 guests)
- Al-fresco dining area with summer kitchen and BBQ
- Tennis court (racquets and balls provided)
- Estate (6 acres) bordering on to a small river
- Table tennis
- Badminton
- *Boules*
- Football









- Volleyball
- Bikes (approximately 14)
- Swing and slide
- Parking area

Facilities

- Wi-Fi
- Satellite TV (some international channels)
- DVD player and DVDs
- Computer with scanner/photocopier
- Board games
- Toys and games
- Pool table
- Table tennis
- Badminton
- *Boules*
- Football
- Volleyball
- Bikes
- Tennis court

Location & Local Information

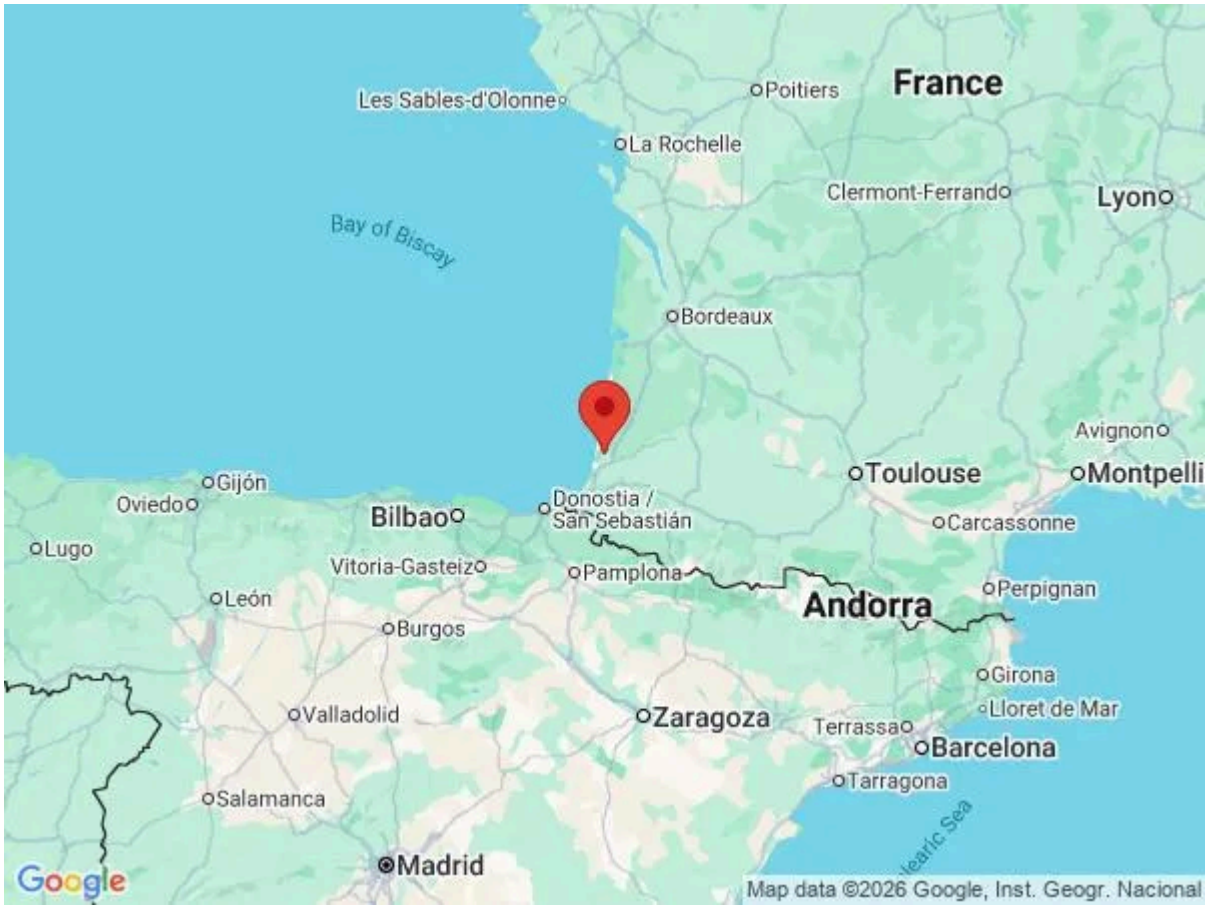
Manoir Mer et Lacs is set in six acres of grounds, just on the outskirts of Soustons, in the Landes department in south-western France. You can walk to the centre of the village in about 1km, where you will find restaurants, café-bars and supermarkets on the outskirts for everything you may need. Look out for festivities from spring to autumn, including the lovely spring festival with its tulip parade in April. You can also enjoy some of the typical cuisine of this region in traditional restaurants and farms in this area, as well as summer markets in local villages and towns.

This is a great position because you are close to both the huge lake, Étang de Soustons (3km) as well as the Atlantic coast with the beach around 10km away. Around the main lake you will find a number of watersports such as sailing, pedalos and paddle-boarding as well as kilometres of walking paths and cycling trails through peaceful countryside filled with wildlife.

Nearer the coast there is also a marine lake with superb beaches and shady pines near the dunes of the Atlantic, an especially lovely place for younger kids to splash around without the Atlantic waves of the coast. Again, there are some lovely walks around here and parts are only accessible by foot or bike.

The Atlantic beaches are also fantastic and surfing is a popular pastime here due to the brilliant waves and tides. There are surf schools here or for the less adventurous just enjoy the amazing surroundings and stunning pine forests, ideal for picnics and walks. Further south, the beaches of Seignosse, around 15km away, also offer long sandy beaches, surfing spots and one of the best golf courses in France.

Just twenty minutes south, Hossegor is another hot-spot for surfing and there are some great shops and lovely cafes and restaurants, many of them cool surfing hang-outs. Lac d'Hossegor also offers wind-surfing and paddle boarding. Following the coast further south, you reach the beautiful beaches of Anglet, the picturesque inland city of









Bayonne (44km) and the glitz and glamour of coastal Biarritz (55km).

A little closer to home, Dax (27km) is a spa-town dating back to the Roman times, famous for its hydrotherapy. The town is full of history and in the heart of the town is the 'Fontaine Chaude', an impressive warm fountain and is now a '*Monument Historique*'. In the middle of August there is a huge festival with bull-fighting, traditional Basque *pelota* and huge parties as well as fireworks and family-friendly activities.

Local Amenities

Nearest Airport	**Biarritz Airport (54km)**
Nearest Beach	**Soustons Plage (10km)**
Nearest Ferry Port	**Bilbao (210km)**
Nearest Golf	**Seignosse (15km)**
Nearest Restaurant	**Soustons (1km)**
Nearest Supermarket	**Soustons (800m)**
Nearest Town/City	**Hossegor/Dax (15km/28km)**
Nearest Train Station	**Gare de Dax (28km)**
Nearest Village	**Soustons (1km)**

What we love

- This traditional Basque manoir is filled with many original and characterful features
- The six acres of glorious grounds include a heated swimming pool, jacuzzi and private tennis court
- Kids will love all the activities from toys and games inside to volleyball and table tennis in the garden
- The local village with its shops and restaurants is within walking distance
- Watersport lovers will adore the nearby Étang de Soustons, whilst the beach is just 10km away, a great spot for surfing

What you should know...

- The new owner is gradually updating the property and guests will enjoy six updated bathrooms, some freshly decorated bedrooms, a large brand new pool terrace, a new salt water system for the pool, and many other improvements.
- It's great to be able to walk to the local village but car hire is definitely essential to make the most of this great region.

Terms & Conditions

- **Security deposit:** €2500 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes (linen is changed mid-stay).

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.

- **Changeover day:** Saturday.

- **End of stay cleaning:** Extra €400, payable to Oliver's Travels with the balance. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Outside only.

- **Insurance:** It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.

- **Minimum stay:** 7 nights.

- **Heating costs included?:** Yes.

- **Pool heating charge?:** Pool heating is available on request approximately from June to end of September for an extra charge of €50/day, paid locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures

- **Tax:** French Visitors Tax payable locally (typically costs €1-€10 per adult per night- please enquire if exact amount is required).

- **Pool towels included?:** Yes.

- **Pool opening dates?:** All year round. However, please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.