

# French Character Homes

...belles demeures dans le sud ouest

## A Handsome Maison de Maître with Independent Guest Cottage



€ 599,000 fai

FCH109

A Handsome 18C Maison de Maître privately set on the edge of a rural hamlet and with **impressive views to the Pyrenees**. The property has been **comprehensively restored, re-wired and re-plumbed** and is well presented in white virtually throughout. Notable features are the **elliptical staircase** and **decorative timber floors** and many rooms have double aspect windows creating an exceptionally **light living space**. The **converted barn wing** has been **let for activity holidays** with occasional bed and breakfast in the house. An interested party could continue or develop this line of business. Set in **over a hectare of delightful grounds** with centenarian trees, a **12x6m swimming pool** and a small brook.

Situated 8km to a busy market town, 40 minutes from Pau and 15 minutes from Tarbes. Pau airport 40 minutes, Tarbes / Lourdes 15 minutes and Toulouse airport 75 minutes.

**This is a well presented *Maison de Maître* with beautiful original features, ideally set up to be run as a bed and breakfast business, but would equally serve well as a large family home with a Guest Wing.**

## Property Details : FCH109 - € 599,000

### ACCOMMODATION SUMMARY

Habitable Space : 300 m<sup>2</sup>      No of Rooms Total : 14

No. Reception Rooms : 4      No. of Bedrooms : 10

Bathrooms : 1      Shower Rooms : 6

W.Cs : 8      Utility Room : Yes

Tax Fonciere : € 0.00

Heating Method : Oil Fired

Hot Water Method : Oil Fired

### ACCOMMODATION DETAILS - MAIN HOUSE

#### Ground Floor

Utility Room ( m<sup>2</sup>)      Rear Lobby ( m<sup>2</sup>)

Study ( m<sup>2</sup>)      Sitting Room (26 m<sup>2</sup>)

Kitchen (13.8 m<sup>2</sup>)      Dining Room (26.5 m<sup>2</sup>)

Entrance Hallway (10 m<sup>2</sup>)

#### First Floor

Bedroom 1 (27.5 m<sup>2</sup>)      En-Suite Shower to Bed 1 ( m<sup>2</sup>)

Bedroom 2 (27.5 m<sup>2</sup>)      En-Suite Shower to Bed 2 ( m<sup>2</sup>)

Bedroom 3 (8.8 m<sup>2</sup>)      Bedroom 4 (8.7 m<sup>2</sup>)

Family Bathroom (10.5 m<sup>2</sup>)

#### Second Floor

Bedroom 5 with En-suite Shower Room (42 m<sup>2</sup>)      En-suite Shower to Bed 5 ( m<sup>2</sup>)

Bedroom 6 with Ensuite (35 m<sup>2</sup>)      En-suite Shower to Bed 6 ( m<sup>2</sup>)

### SITUATION

Secteur : Midi Pyrénées

Location : 40 mins East of Pau - between Mountains & Sea.

Orientation : South

View : Gardens & Pyrenees

### CONSTRUCTION

Year : 1851

Type : Residential

Roof : Good Condition

Condition : Restored/ Habitable

### SERVICES

Tele / ADSL : Yes / 2Mbs

Drainage : Septic Tank

Water Supply : Mains

Electricity : Mains

### GROUNDS

Land Area : 10030 m<sup>2</sup>

Boundary : Fenced

Terrace : 3

Garden Well : Yes

Garage : Triple

Car Port : Yes

Swimming Pool : 12 x 6m New Liner in 2017

Outbuildings : Workshop / Bike & Garden Store / Former Pigeonnier

### GITE / OUTBUILDING DESCRIPTION

GITE (200m<sup>2</sup>) : Professionally restored 3 bedroom gîte with a large dining kitchen; large sitting room with semi open second floor terrace looking onto the Pyrenees mountains; 3 bedrooms and 2 shower rooms. BIKE / GARDEN STORE WORKSHOP TRIPLE GARAGE PIGEONNIER

## Additional Property Details : FCH109 - € 599,000

### ACCOMMODATION DETAILS - GITE

#### Ground Floor

Dining Kitchen (48.2 m <sup>2</sup> )	Shower Room (6.5 m <sup>2</sup> )
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#### First Floor

Semi-Covered Terrace (59 m <sup>2</sup> )	Living Room (51 m <sup>2</sup> )
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Bedroom 1 (31 m <sup>2</sup> )	Bedroom 2 (11 m <sup>2</sup> )
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Bedroom 3 (5.4 m <sup>2</sup> )	Shower Room (5.1 m <sup>2</sup> )
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**For Further Information, please contact.**

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#### **French Character Homes SARL**

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