

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 m² 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 (m²) Rear Lobby (m²)

Study (m²) Sitting Room (26 m²)

Kitchen (13.8 m²) Dining Room (26.5 m²)

Entrance Hallway (10 m²)

First Floor

Bedroom 1 (27.5 m²) En-Suite Shower to Bed 1 (m²)

Bedroom 2 (27.5 m²) En-Suite Shower to Bed 2 (m²)

Bedroom 3 (8.8 m²) Bedroom 4 (8.7 m²)

Family Bathroom (10.5 m²)

Second Floor

Bedroom 5 with En-suite Shower Room (42 m²) En-suite Shower to Bed 5 (m²)

Bedroom 6 with Ensuite (35 m²) En-suite Shower to Bed 6 (m²)

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 m²

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 (200m²) : 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 ²)	Shower Room (6.5 m ²)
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First Floor

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

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French Character Homes SARL

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