

French Character Homes

...belles demeures dans le sud ouest

A Charming 18C Stone Farmhouse with Panoramic Views



€ 298,000 fai

FCH506

This charming property benefits from a discrete location at the end of its country lane, amongst the Jurançon vineyards. The Ensemble includes the five bedroom stone property; an adjoining stone barn and a pretty former pig sty, set in 7,525m² of grounds with **views to the Pyrenees mountains**.

The private driveway leads down to its **charming courtyard** with a full-length Béarnaise balcony, stone window surrounds and natural slate roof, beautifully epitomizing the local architecture. The **period features** of this building are particularly evident in the sitting room, which has a vaulted ceiling with a galleried landing; a large original fire-place with a Godin wood burning stove; period terracotta floor tiles; an original stone *évier* and period double doors leading into the kitchen. The kitchen has been sympathetically upgraded and has French doors leading out onto the south facing terrace with breath-taking views towards the Pyrenees mountains. Completing the ground floor accommodation is a guest cloakroom; a utility room; a double bedroom with en-suite shower room and a large storage room with adjoining workshop (with separate outside access). The first floor offers four further double bedrooms and a family bathroom, all of which face south and benefit from the superb views. The property benefits from **recently installed double-glazing** and a **newly laid slate roof** over the Béarnaise balcony part of the property. Viewing is highly recommended.

Ideally located 25 minutes west of the **beautiful historic city of Pau** and one hour from the lively cosmopolitan coastal resort of **Biarritz**; the **ski slopes of the Pyrénées** and the **Spanish border**. Pau airport 25 minutes; Tarbes / Lourdes airport 45 minutes; Biarritz airport one hour; Bordeaux and Toulouse airports both two hours away.

Property Details : FCH506 - € 298,000

ACCOMMODATION SUMMARY

Habitable Space : 205 m ²	No of Rooms Total : 8
No. Reception Rooms : 1	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 1
W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 445.00	
Heating Method : Central Oil Fired & Wood Burning Stove	
Hot Water Method : Electric	

ACCOMMODATION DETAILS

Ground Floor	
Entrance Hallway (10.9 m ²)	WC (3.6 m ²)
Utility Room (9.23 m ²)	Bedroom 1 (10 m ²)
Shower Room (3.5 m ²)	Kitchen (22.38 m ²)
Salon (41.95 m ²)	
First Floor	
Landing (4.85 m ²)	Bedroom 2 (25.5 m ²)
Corridor (14.87 m ²)	Bathroom (15.05 m ²)
Bedroom 3 (14 m ²)	Bedroom 4 (14 m ²)
Bedroom 5 (18.1 m ²)	

SITUATION

Secteur : Aquitaine	Location : 25 mins west of Pau; between the Pyrenees Mountains & the Atlantic Coast
Orientation : South	View : Pyrenees & Countryside

CONSTRUCTION

Year : 18th Century	Type : Residential
Roof : Very Good Condition	Condition : Good Condition

SERVICES

Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Water Supply : Mains	Electricity : Mains

GROUNDS

Land Area : 7525 m ²	Boundary : Partially Enclosed / Electric fencing
Terrace : Yes	Garden Well : No
Garage : In Barn	Car Port : No
Swimming Pool : No	
Outbuildings : Open Sided Stone Barn	

GITE / OUTBUILDING DESCRIPTION

For Further Information, please contact.

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