

A Delightful French Farmhouse with Uninterrupted Pyrenean Views



€ 445,000 fai

FCH622

This delightful 18C farmhouse has a **superb elevated position** with uninterrupted views across the rolling hills to the **Pyrenees mountain range**. Its stone façade, traditional shuttered windows and pretty Béarnaise roof line portray it as a typical French farmhouse and yet its gardens have been landscaped in a typical English cottage style, which sits beautifully with the dramatic backdrop of the Pyrenees mountains.

The present owners have recently modernized the interior with the addition of a new kitchen offering a functional layout as well as a new west facing window. The ground and first floors walls and beams have been entirely repainted; the downstairs cloakroom and the upstairs shower room refitted; a dressing room created off the master bedroom and an energy efficient wood burning stove installed into the original fireplace. The owners have successfully married together the property's original French features (such as its Béarnaise fireplace, its original staircase, beamed ceilings and exposed stone walls) with a modernized English cottage feel. Today, this property offers turn key solution for someone not wanting to do any renovation works.

The Estate includes the **5 bedroom farmhouse**; a two story **independent stone barn** with **covered dining terrace** (26m² footprint); a **hen house** (12m²); **three separate driveways** (including a hard-standing for a campervan); **3905m² of beautifully landscaped gardens including an ornamental pond**.

Property Details : FCH622 - € 445,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 180 m ²	No of Rooms Total : 7	Secteur : Aquitaine	Location : 30 mins West of Pau : Between the Atlantic Coast & the Pyrenean Ski Slopes
No. Reception Rooms : 2	No. of Bedrooms : 5	Orientation : South	View : Pyrenees Mountains
Bathrooms : 2	Shower Rooms : 1	CONSTRUCTION	
W.Cs : 4	Utility Room : Yes	Year : 1738	Type : Residential
Tax Fonciere : € 622.00		Roof : Good Condition	Condition : Excellent Condition
Heating Method : Heat Exchange Pump		SERVICES	
Hot Water Method : Electric		Tele / ADSL : Yes / Yes	Drainage : Septic Tank
ACCOMMODATION DETAILS		Water Supply : Mains	Electricity : Mains
Ground Floor		GROUNDS	
Entrance (2.06 m ²)	Dining kitchen (20.27 m ²)	Land Area : 3905 m ²	Boundary : Partially Enclosed
Storage Room (5.08 m ²)	wc (2.36 m ²)	Terrace : Yes	Garden Well : No
Utility Room (5.97 m ²)	Dining Room (17.33 m ²)	Garage : No, but hardstanding for camper van	Car Port : No
Salon (26.63 m ²)	Conservatory (17.51 m ²)	Swimming Pool : No	Outbuildings : BARN & Poulailier
First Floor		GITE / OUTBUILDING DESCRIPTION	
Landing (7.8 m ²)	Study (15.57 m ²)	BARN (26m2) : double story with window openings; electricity in-situ. Extending to form covered dining terrace. Ideal for gîte conversion. HEN HOUSE (12m2) : For hens and garden store.	
Bedroom 1 (15.5 m ²)	En-Suite to Bed 1 (3.5 m ²)		
Bedroom 2 (22.4 m ²)	En-Suite to Bed 2 (13.1 m ²)		
Second Floor			
Bedroom 3 (9.83 m ²)	Bedroom 4 (11 m ²)		
Bathroom (4.32 m ²)	Attic to restore (11 m ²)		

For Further Information, please contact.

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