

## A Charming Stone Farmhouse with 3.7 Hectares of Land



€ 430,000 fai

FCH420

This attractive Béarnaise farmhouse was built in 1892 as two separate buildings; a small farmhouse and its barn with winery. Over the years, the two buildings were joined to make a larger home, now offering **two large reception rooms**, an attractive **glass conservatory** (over-looking the rear gardens and lake) and **six bedrooms**. The ensemble sits in **3.7 hectares** of mature grounds with a **small lake**. The property is located just 20 minutes north of the beautiful historic city of Pau; 5 mins from the market town of Garlin in the undulating Madiran wine region.

The Ensemble is situated off a quiet country lane screened by its stone wall and original iron gates. The entrance is to the east side where there is a large **practical parking area** with wrought iron gates leading into the graveled front courtyard. There is a **double garage** to the left and the former 'fermette' to the right forming a L with its converted barn.

The house has been fully restored by its French owners and includes the addition of a modern glass conservatory; a new kitchen; updated electrics and the installation of solar panels which generate an **annual revenue of 1,700€**. Furthermore, the property benefits from oil fired central heating and double glazing throughout.

The ensemble sits in **3.7 hectares** of flat land, which is mainly laid to lawn with mature trees and plantings.

## Property Details : FCH420 - € 430,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 270 m <sup>2</sup>	No of Rooms Total : 9	Secteur : Aquitaine	Location : 20 mins North of Pau, Between the Pyrenees Mountains & the Atlantic Ocean
No. Reception Rooms : 3	No. of Bedrooms : 6	Orientation : South	View : Gardens
Bathrooms : 1	Shower Rooms : 1	<b>CONSTRUCTION</b>	
W.Cs : 2	Utility Room : Yes	Year : 1874	Type : Residential
Tax Fonciere : € 1683.00		Roof : Tiled	Condition : Excellent Condition
Heating Method : Oil Fired		<b>SERVICES</b>	
Hot Water Method : Oil Fired		Tele / ADSL : Yes / Yes	Drainage : Septic Tank
<b>ACCOMMODATION DETAILS</b>		Water Supply : Mains	Electricity : Mains
<b>Ground Floor</b>		<b>GROUNDS</b>	
Former Barn Entrance / Large Sitting Room (64.85 m <sup>2</sup> )	Corridor (4.11 m <sup>2</sup> )	Land Area : 37400 m <sup>2</sup>	Boundary : Enclosed
WC (1.5 m <sup>2</sup> )	Bathroom (7.78 m <sup>2</sup> )	Terrace : Yes	Garden Well : Yes
Bedroom 1 (15.22 m <sup>2</sup> )	Bedroom 2 (17.75 m <sup>2</sup> )	Garage : Double	Car Port :
Bedroom 3 (20.51 m <sup>2</sup> )	Corridor to Fermette (10.25 m <sup>2</sup> )	Swimming Pool : 5 x 10m	
WC (2.26 m <sup>2</sup> )	Utility Room (boiler) (5.51 m <sup>2</sup> )	Outbuildings : Former Winery (30m2)	
Kitchen & Dining Room (46.84 m <sup>2</sup> )	Fermette Entrance (3.35 m <sup>2</sup> )	<b>GITE / OUTBUILDING DESCRIPTION</b>	
Bedroom 4 (22.81 m <sup>2</sup> )	Shower Room (3.47 m <sup>2</sup> )	Former Winery (30m2)	
FORMER WINERY (30 m <sup>2</sup> )			
<b>First Floor</b>			
Bedroom 5 (11.28 m <sup>2</sup> )	Bedroom 6 (10.74 m <sup>2</sup> )		
Landing (2.11 m <sup>2</sup> )			

**For Further Information, please contact.**

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