

# French Character Homes

...belles demeures dans le sud ouest

## An Immaculately Presented Bearnaise Farmhouse Ensemble



€ 495,000 fai

FCH419

French country living at its finest, this early 19th century former farmhouse ensemble has been **professionally re-modelled and extended into its adjoining former barn** to create a beautifully spacious, light and comfortable four bedroom family home.

This **truly exceptional property** offers a stylish blend of **period charm and modern day living**. The design incorporates the creation of a sensational **45m<sup>2</sup> dining kitchen** in the adjoining stone barn, which becomes the « heart of the home » with patio doors leading to the sunny south facing courtyard and gardens. **Four charming bedrooms** on the first floor and **three bathrooms** are accessed via **two beautiful hardwood staircases** and a large family sitting room with original flagstones on the ground floor provides a comfortable space for large gatherings around the open fireplace. The original oak staircase of the farmhouse extends to the second floor attic, which could be easily transformed into two further bedrooms or a childrens' playroom.

Nestled in the heart of a peaceful Béarnaise village and surrounded by almost one acre of private, landscaped grounds, close to the River Saison, the property enjoys a rural situation without being isolated. With local activities to include golf, white water rafting and canoeing, ski stations, atlantic beaches and Biarritz airport at just one hour and weekly local markets, brocantes and excellent restaurants nearby, this beautifully presented « corps de ferme » would be equally perfect as a permanent residence or a holiday home.

## Property Details : FCH419 - € 495,000

### ACCOMMODATION SUMMARY

Habitable Space : 290 m <sup>2</sup>	No of Rooms Total : 10
No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 2	Shower Rooms : 1
W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 872.00	
Heating Method : Gas Central with Underfloor and Radiators	
Hot Water Method : Gas fired	

### ACCOMMODATION DETAILS

#### Ground Floor

Entrance 1 (18.25 m <sup>2</sup> )	Dining Kitchen (45 m <sup>2</sup> )
WC (2.1 m <sup>2</sup> )	Utility Room (5.7 m <sup>2</sup> )
Sitting Room (51 m <sup>2</sup> )	Entrance 2 (8.35 m <sup>2</sup> )
Study (19.41 m <sup>2</sup> )	

#### First Floor

Landing (9.5 m <sup>2</sup> )	Bedroom 1 (18 m <sup>2</sup> )
En-Suite Shower Room (7.5 m <sup>2</sup> )	Master Bedroom (32.2 m <sup>2</sup> )
Dressing Room (6.6 m <sup>2</sup> )	E-suite Bathroom (11.85 m <sup>2</sup> )
Bedroom 3 (10 m <sup>2</sup> )	Bedroom 4 (11.5 m <sup>2</sup> )
Bathroom (7 m <sup>2</sup> )	

#### Second Floor

Office / Den / Playroom (65 m<sup>2</sup>)

### SITUATION

Secteur : Aquitaine	Location : Close to the Medieval Market Town of Sauveterre de Bearn
Orientation : South	View : Gardens / Village / Countryside

### CONSTRUCTION

Year : 1806	Type : Residential
Roof : Tiled : Good Condition	Condition : Excellent Condition

### SERVICES

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

### GROUNDS

Land Area : 3,270 m <sup>2</sup>	Boundary : Enclosed
Terrace : Large Open Courtyard	Garden Well : Yes
Garage : No	Car Port : Yes
Swimming Pool : Possible	
Outbuildings : Stone Barn 90m2 x two floors, Car Port, Wood Store	

### GITE / OUTBUILDING DESCRIPTION

STONE BARN (90m2) x two floors CAR PORT WOOD STORE

For Further Information, please contact.

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Document non-contractuel Mandat 1707 419

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R.C.S. PAU: 514275239 N° TVA : FR86514275239  
 Carte Transaction Immobilière 2009-1412-T délivrée  
 par la Préfecture des Pyrénées Atlantiques.

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