

# French Character Homes

...belles demeures dans le sud ouest

## The Old Forge



€ 393,000 fai

FCH443

Enjoying a private position on the edge of its picturesque village, this enchanting 19<sup>th</sup> century former forge has been sympathetically renovated to **retain its period atmosphere and original features.**

The Estate is offered for sale to include the three bedroom property, an independent stone barn, a small former pigsty and a covered dining terrace which over-looks the swimming pool and private rear gardens. Comfortable living accommodation is offered on the ground floor to include a good size family kitchen, a large sitting room, a traditional iron conservatory serving as an office and a shower room. Upstairs there are three good size bedrooms, a study and a family bathroom.

The property is well situated, being just 20 minutes east of the historic city of Pau and 1.5km from its nearest market town of Soumoulou, which offers all necessary commerce plus easy access onto the A64 motorway connecting Pau to Toulouse and Biarritz. The village itself has a bakery, a primary school and a weekly organic market. The Atlantic coast, around Biarritz, can be reached in just over an hour and the ski slopes are under an hours drive away. Pau airport 25 minutes; Tarbes / Lourdes airport 20 minutes; Toulouse airport 90 minutes.

# Property Details : FCH443 - € 393,000

## ACCOMMODATION SUMMARY

Habitable Space : 215 m <sup>2</sup>	No of Rooms Total : 6
No. Reception Rooms : 3	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1
W.Cs : 2	Utility Room : No
Tax Fonciere : € 0.00	
Heating Method : Gas Fired (Mains)	
Hot Water Method : Gas Fired	

## ACCOMMODATION DETAILS

### Ground Floor

Entrance Hallwayn (8.13 m <sup>2</sup> )	Dining Kitchen (36.44 m <sup>2</sup> )
Living Room (34.97 m <sup>2</sup> )	Billiard Room (20.03 m <sup>2</sup> )
Iron Conservatory (15.8 m <sup>2</sup> )	WC (5.17 m <sup>2</sup> )
Shower Room (4.47 m <sup>2</sup> )	Entrance Hallwayn (8.13 m <sup>2</sup> )
Dining Kitchen (36.44 m <sup>2</sup> )	Living Room (34.97 m <sup>2</sup> )
Billiard Room (20.03 m <sup>2</sup> )	Iron Conservatory (15.8 m <sup>2</sup> )
WC (5.17 m <sup>2</sup> )	Shower Room (4.47 m <sup>2</sup> )

### First Floor

Landing (6.82 m <sup>2</sup> )	Bedroom 1 (15.84 m <sup>2</sup> )
Bedroom 2 (18.68 m <sup>2</sup> )	WC (1.21 m <sup>2</sup> )
Second Landing (from Billiard Room) (5.74 m <sup>2</sup> )	Bedroom 3 (39.34 m <sup>2</sup> )
Family Bathroom (39.34 m <sup>2</sup> )	Landing (6.82 m <sup>2</sup> )
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## SITUATION

Secteur : Aquitaine	Location : 20 mins East of Pau, Between the Pyrenees Mountains & the Atlantic Ocean
Orientation : South	View : Gardens and Village

## CONSTRUCTION

Year : 19th Century	Type : Residential
Roof : Slate : Re-Roofed in 2014	Condition : Very Good Overall Condition

## SERVICES

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

## GROUNDS

Land Area : 1900 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : Yes
Garage : No, but separate parking area for cars	Car Port : No
Swimming Pool : 5.5 x 12m	
Outbuildings : BARN, FORMER PIGSTY & COVERED TERRACE	

## GITE / OUTBUILDING DESCRIPTION


**For Further Information, please contact.**

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**French Character Homes SARL**

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