

# French Character Homes

...belles demeures dans le sud ouest

## Charming Stone Barn Conversion with B&B Rooms & Wonderful Views !



€ 498,000 fai

FCH526

Set in a beautiful rural location with views across the rolling countryside and distant Pyrenees mountains, this stone barn conversion is deceptively large offering 320m<sup>2</sup> of accommodation. Recently renovated by its current owners, this property serves as a comfortable family home alongside a successful chambre d'hôte business.

Accommodation is offered over two floors. The main entrance door opens into the hallway where there is a guest cloakroom and the guest staircase accessing the chambres d'hôtes rooms. Leading from the hallway is a dining room, the kitchen, a sitting room, a boiler room and the utility. The first floor accommodation is accessed via two separate staircases at each end of the property. The staircase leading from the salon accesses the Master Bedroom (with its dressing room and ensuite bathroom) and two further private bedrooms. The second staircase accesses the guest rooms ; there are two ensuite bedrooms plus two further bedrooms which share a bathroom. The upstairs could be configured in a number of different ways.

The grounds have been beautifully landscaped to give an array of colour throughout the year. The heated swimming pool is situated just below the raised south-facing terrace from where there are beautiful views across the surrounding countryside.

Situated on the edge of a its small hamlet within walking distance of a reputable restaurant and just 2 minutes drive from Thèze (where there is a grocery shop, bakery, pharmacy, medical centre and primary school) and 10 minutes from the pretty market town of Arzacq. This proeprty is conveniently located just 30 minutes from the beautiful historic city of Pau; one hour from both the cosmopolitan coast resort of Biarritz and the Pyrenean ski slopes. Pau airport 10 minutes (with flights to London City airport, Paris, Lyon, & Amsterdam); Lourdes/Tarbes airport 35 minutes; Biarritz airport one hour; Toulouse airport 90 minutes.

## Property Details : FCH526 - € 498,000

### ACCOMMODATION SUMMARY

Habitable Space : 340 m <sup>2</sup>	No of Rooms Total : 10
No. Reception Rooms : 3	No. of Bedrooms : 7
Bathrooms : 1	Shower Rooms : 3
W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 750.00	
Heating Method : Oil Fired - Radiators	
Hot Water Method : Oil Fired	

### ACCOMMODATION DETAILS

#### Ground Floor

Dining Room (26.7 m <sup>2</sup> )	Sitting Room (65.4 m <sup>2</sup> )
Kitchen (13.5 m <sup>2</sup> )	Entrance (15.35 m <sup>2</sup> )
WC (1.6 m <sup>2</sup> )	Boiler Room (14.3 m <sup>2</sup> )
Workshop (30 m <sup>2</sup> )	Utility Room (7.7 m <sup>2</sup> )

#### First Floor

Master Bedroom (25 m <sup>2</sup> )	En-Suite Master (7 m <sup>2</sup> )
Dressing Room (3.1 m <sup>2</sup> )	Bedroom 2 (10 m <sup>2</sup> )
Bedroom 3 (13.4 m <sup>2</sup> )	Linen Store (2.6 m <sup>2</sup> )
Shower Room (7 m <sup>2</sup> )	Bedroom 4 (12.2 m <sup>2</sup> )
Bedroom 5 (11.35 m <sup>2</sup> )	Guest Landing (9.2 m <sup>2</sup> )
B&B Suite (Bed 6) (15.7 m <sup>2</sup> )	En-Suite (4.8 m <sup>2</sup> )
B&B Suite (Bed 7) (25.3 m <sup>2</sup> )	En-Suite (5.5 m <sup>2</sup> )

### SITUATION

Secteur : Aquitaine	Location : 30 mins North of Atlantic Coast & the Pyrenees
Orientation : East	View : Rolling countryside

### CONSTRUCTION

Year : 1800	Type : Residential
Roof : Tiled	Condition : Restored / Habitable

### SERVICES

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

### GROUNDS

Land Area : 10000 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : 5 x 12m Heated via Heat Pump	
Outbuildings : No	

### GITE / OUTBUILDING DESCRIPTION

3 Chambres d'Hôte Bedrooms

For Further Information, please contact.

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#### French Character Homes SARL

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