

# French Character Homes

...belles demeures dans le sud ouest

## An Attractive Four Bedroom House With Pool And Stunning Pyrenees Views



€ 399,000 fai

FCH528

A beautifully transformed Béarnaise farmhouse and stone barn with a salt-water pool and panoramic views across undulating countryside and the Pyrénées mountain range. Superbly located equi-distant between three popular tourist towns of the region, Sauveterre de Béarn, Navarrenx and Salies de Béarn, the property would provide a wonderful family holiday home or a permanent residence.

The farmhouse and stone barn ensemble has been sympathetically renovated, integrating the buildings into a unique, spacious and comfortable family home. The living quarters are orientated to the south, with large picture windows to enjoy the breath-taking views. The property provides four bedrooms with their own en-suite bathrooms, the Master bedroom with an en-suite bath and walk-in shower and picture window. On the ground floor, the living space is divided into a large open-plan salon and dining room and luxury newly fitted kitchen, with a second reception room leading to two of the bedrooms and a utility room.

Outside, a south facing terrace leads to the salt-water swimming pool and the landscaped gardens, all enjoying the views from its elevated situation. A large, detached Hangar of 180m<sup>2</sup> is ideal for use as a workshop or for secure storage.

The location of this property is highly desirable, due to its close proximity to some of the most popular tourist towns and activities within the Béarn region.

## Property Details : FCH528 - € 399,000

### ACCOMMODATION SUMMARY

Habitable Space : 215 m <sup>2</sup>	No of Rooms Total : 6
No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 3
W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 0.00	
Heating Method : Underfloor Oil Fired / Wood	
Hot Water Method : Electric	

### ACCOMMODATION DETAILS

Ground Floor	
Salon / Kitchen / Dining Room (67 m <sup>2</sup> )	Reception Room (31 m <sup>2</sup> )
Hall (9 m <sup>2</sup> )	WC (2.8 m <sup>2</sup> )
Utility Room (6 m <sup>2</sup> )	Bedroom (11 m <sup>2</sup> )
En-suite Shower Room to Bed 1 (2.6 m <sup>2</sup> )	Bedroom 2 (15.8 m <sup>2</sup> )
En-suite Shower to Bed 2 (2.8 m <sup>2</sup> )	
First Floor	
Bedroom 3 (16 m <sup>2</sup> )	E-suite Shower to Bed 3 (3.5 m <sup>2</sup> )
Bedroom 4 (Master) (25 m <sup>2</sup> )	En-suite Bathroom to Bed 4 (7.5 m <sup>2</sup> )

### SITUATION

Secteur : Aquitaine	Location : Ru Ocean
Orientation : South	View : Panor

### CONSTRUCTION

Year : 19th Century	Type : Resid
Roof : Tiled	Condition : E

### SERVICES

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

### GROUNDS

Land Area : 2,750 m <sup>2</sup>	Boundary : P
Terrace : Yes	Garden Well :
Garage : In the hangar	Car Port : No
Swimming Pool : 10 x 4m Saltwater	
Outbuildings : Hangar	

### GITE / OUTBUILDING DESCRIPTION

**For Further Information, please contact.**

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**French Character Homes SARL**

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