

# French Character Homes

...belles demeures dans le sud ouest

## A Picturesque 18C Former Farmhouse with Pyrenean Views



€ 350,000 fai

FCH564

This picturesque **18C former farmhouse**, with its adjoining converted barn, benefits from beautiful open views of the Pyrenees mountains. It is situated in rolling hillside 30 minutes south of the historic city of Pau and within easy reach of the Vallé d'Ossau and local ski resorts.

This property is deceptively large offering 270m<sup>2</sup> of accommodation within the original farmhouse and its attached converted barn. The accommodation is provided over two floors with the ground floor offering a spacious entrance hallway ; a large living room ; a kitchen dining room ; a shower room ; a utility room and a guest cloakroom. The first floor is accessed via a reclaimed oak staircase and offers 5 double bedrooms and 2 bathrooms.

This attractive property has been **realistically priced and has huge appeal**. It is well placed for all local amenities including a primary school, two grocery shops, a butchers, pharmacy, restaurant, pizza takeaway and has local buses that go directly into Pau and the mountains. Pau and Lourdes Airport are 40 minutes and 1 hour away respectively.

## Property Details : FCH564 - € 350,000

### ACCOMMODATION SUMMARY

Habitable Space : 270 m <sup>2</sup>	No of Rooms Total : 7
No. Reception Rooms : 2	No. of Bedrooms : 5
Bathrooms : 2	Shower Rooms : 1
W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 460.00	
Heating Method : Gas Fired (Tank) plus wood burner	
Hot Water Method : Gas fired	

### ACCOMMODATION DETAILS

Ground Floor	
Entrée (19.52 m <sup>2</sup> )	Salon (52.74 m <sup>2</sup> )
Dining Kitchen (51.24 m <sup>2</sup> )	Shower Room (3.6 m <sup>2</sup> )
WC (1.44 m <sup>2</sup> )	Utility Room (10.32 m <sup>2</sup> )
First Floor	
Landing (18.34 m <sup>2</sup> )	Bathroom (8.21 m <sup>2</sup> )
WC (1.37 m <sup>2</sup> )	Bedroom 1 (15.14 m <sup>2</sup> )
Bedroom 2 (20.64 m <sup>2</sup> )	Bedroom 3 (16.61 m <sup>2</sup> )
Bedroom 4 (21.82 m <sup>2</sup> )	Bathroom (8.51 m <sup>2</sup> )
Bedroom 5 (20.3 m <sup>2</sup> )	

### SITUATION

Secteur : Aquitaine	Location : 30 mins South of Pau; within easy reach of the ski slopes
Orientation : South	View : Pyrenees & Countryside

### CONSTRUCTION

Year : 1736	Type : Residential
Roof : Slate	Condition : Good Condition

### SERVICES

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

### GROUNDS

Land Area : 2237 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : No
Garage : DOUBLE	Car Port : No
Swimming Pool : Plunge Pool	
Outbuildings : BARN	

### GITE / OUTBUILDING DESCRIPTION


For Further Information, please contact.

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#### French Character Homes SARL

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