

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 270m² 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		SITUATION	
Habitable Space : 270 m ²	No of Rooms Total : 7	Secteur : Aquitaine	Location : 30 mins South of Pau; within easy reach of the ski slopes
No. Reception Rooms : 2	No. of Bedrooms : 5	Orientation : South	View : Pyrenees & Countryside
Bathrooms : 2	Shower Rooms : 1	CONSTRUCTION	
W.Cs : 3	Utility Room : Yes	Year : 1736	Type : Residential
Tax Fonciere : € 460.00		Roof : Slate	Condition : Good Condition
Heating Method : Gas Fired (Tank) plus wood burner		SERVICES	
Hot Water Method : Gas fired		Tele / ADSL : Yes	Drainage : Septic Tank
ACCOMMODATION DETAILS		Water Supply : Mains	Electricity : Mains
Ground Floor		GROUNDS	
Entrée (19.52 m ²)	Salon (52.74 m ²)	Land Area : 2237 m ²	Boundary : Enclosed
Dining Kitchen (51.24 m ²)	Shower Room (3.6 m ²)	Terrace : Yes	Garden Well : No
WC (1.44 m ²)	Utility Room (10.32 m ²)	Garage : DOUBLE	Car Port : No
First Floor		Swimming Pool : Plunge Pool	
Landing (18.34 m ²)	Bathroom (8.21 m ²)	Outbuildings : BARN	
WC (1.37 m ²)	Bedroom 1 (15.14 m ²)	GITE / OUTBUILDING DESCRIPTION	
Bedroom 2 (20.64 m ²)	Bedroom 3 (16.61 m ²)		
Bedroom 4 (21.82 m ²)	Bathroom (8.51 m ²)		
Bedroom 5 (20.3 m ²)			

For Further Information, please contact.

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