

# French Character Homes

...belles demeures dans le sud ouest

## A Beautiful & Private Stone Ensemble



€ 350,000 fai

FCH563

Situated just 20 minutes south west of Pau on the edge of its small village in the Jurançon wine region. This delightful property is privately located at the end of a 1km driveway (maintained by the local council) and nestled within **2 hectares of land**. For someone searching tranquillity and privacy, this location would certainly appeal.

This attractive stone ensemble was built in 1828 and includes the former farmhouse which serves as the principle accommodation with its open plan living; dining kitchen opening onto the south facing terrace and the pool; two large bedrooms and a family bathroom. The second stone building offers a useful workshop / boiler / utility room on the ground floor and a studio office on the first floor. A large stone barn (58m<sup>2</sup>) completes this attractive ensemble. This property would appeal to someone looking either for a private tranquil environment or a stone ensemble from which to create several gîtes.

The property is surrounded by 2 hectares of land and includes landscaped gardens; a large paddock (with a shelter, suitable for a horse); a small orchard and a large plot of woodland. The 8 x 4m swimming pool, is conveniently located next to the kitchen terrace.

The historic city of Pau can be reached in under 20 minutes and the popular market towns of Gan and Lasseube are just 10 minutes away. The Pyrenean **ski slopes**, the **Atlantic coast** and the **Spanish border** can be reached in less than an hour. Nearby activities include golf (Pau being home to the first golf course built in Europe), rafting, skiing, kayaking, canoeing, hang-gliding and fishing.

Pau airport 25 minutes; Tarbes/Lourdes airport 35 minutes and both Toulouse & Bordeaux airports can be reached in under 2 hours.

## Property Details : FCH563 - € 350,000

### ACCOMMODATION SUMMARY

Habitable Space : 120 m <sup>2</sup>	No of Rooms Total : 4
No. Reception Rooms : 2	No. of Bedrooms : 2
Bathrooms : 1	Shower Rooms : 0
W.Cs : 2	Utility Room : In the 2nd Stone building
Tax Fonciere : € 572.00	
Heating Method : Oil Fired	
Hot Water Method : Electric	

### ACCOMMODATION DETAILS

Ground Floor	
Sitting Room (44 m <sup>2</sup> )	Kitchen (16.83 m <sup>2</sup> )
Family Bathroom (5.93 m <sup>2</sup> )	Landing (7 m <sup>2</sup> )
First Floor	
WC (1.4 m <sup>2</sup> )	Bedroom 1 (11.42 m <sup>2</sup> )
Bedroom 2 (9.8 m <sup>2</sup> )	

### SITUATION

Secteur : Aquitaine	Location : 15 mins from Pau ; between the Pyrenees & the Atlantic Ocean
Orientation : West	View : Countryside & Gardens

### CONSTRUCTION

Year : 1828	Type : Residential
Roof : Slate : Good Condition	Condition : Restored / Habitable

### SERVICES

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

### GROUNDS

Land Area : 20060 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : No
Garage : in te 3rd stone building	Car Port : No
Swimming Pool : 8 x 4m	
Outbuildings : 2 Stone buildings	

### GITE / OUTBUILDING DESCRIPTION

BARN 1 : Ground Floor (30.35m<sup>2</sup>) with utility and boiler space /  
First floor - Bureau & Salon BARN 2 : 58.47m<sup>2</sup>

For Further Information, please contact.

#### Joanne Davey

French Character Homes  
Telephone: +33 (0)5 59 12 28 13  
Mobile: +33 (0)6 77 70 21 98  
Email: sales@frenchcharacterhomes.com  
Web : www.frenchcharacterhomes.com

Document non-contractuel Mandat 563

#### French Character Homes SARL

R.C.S. PAU: 514275239 N° TVA : FR86514275239  
Carte Transaction Immobilière 2009-1412-T délivrée  
par la Préfecture des Pyrénées Atlantiques.

Affilié CGAIM 89, rue La Boétie – 75008 Paris