

**Immaculately Presented Period Home with River Frontage, Mountain Views & 3 HA Land**



**€ 695,000 fai**

**FCH583**

A beautifully presented Béarnaise farmhouse with swimming pool, Pyrénées views and river frontage. The property has recently undergone a professional and sympathetic restoration and is offered in immaculate condition, providing five spacious bedrooms and six bathrooms over three floors.

Ideally situated to relax and get away from it all, the property is entirely private, with its own gated, tree-lined entrance, 8 acres of land with direct access to the river – perfect for summer picnics and swimming. This beautifully appointed property can easily accommodate large numbers of guests, with several reception rooms, a large dining kitchen and separate utility area, outdoor dining on the beautiful west facing stone terrace and private bathroom facilities for all bedrooms.

This immaculate Farmhouse ensemble would make a superb family home or investment holiday rental property and could be sold furnished. Local markets, excellent restaurants, medieval villages and commerce are just a short drive away and the Atlantic beaches and Pyrenees ski resorts can be reached within just one hour.

## Property Details : FCH583 - € 695,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 360 m <sup>2</sup>	No of Rooms Total : 10	Secteur : Aquitaine	Location : Close to thz Medieval Market Town of Sauveterre de Béarn
No. Reception Rooms : 3	No. of Bedrooms : 5	Orientation : South	View : Countryside and Mountains
Bathrooms : 2	Shower Rooms : 4		
W.Cs : 6	Utility Room : Yes		
Tax Fonciere : € 0.00			
Heating Method : Oil Fired			
Hot Water Method : Oil Fired			
ACCOMMODATION DETAILS		CONSTRUCTION	
Ground Floor		Year : 18th Century	Type : Residential
Entrance (10.41 m <sup>2</sup> )	Dining Kitchen (34.43 m <sup>2</sup> )	Roof : Tiled : Good Condition	Condition : Excellent Condition
Salon I (26.58 m <sup>2</sup> )	Utility Room (15.8 m <sup>2</sup> )		
Salon II (52 m <sup>2</sup> )	Salon III (57.64 m <sup>2</sup> )		
Entrance II (7.56 m <sup>2</sup> )	Boiler Room (5.2 m <sup>2</sup> )		
First Floor			
Bedroom 1 (10.76 m <sup>2</sup> )	Bathroom (9.2 m <sup>2</sup> )		
WC (1.5 m <sup>2</sup> )	Bedroom 2 (30.8 m <sup>2</sup> )		
En-Suite Shower (3.93 m <sup>2</sup> )	Bedroom 3 (24.77 m <sup>2</sup> )		
En-suite Bathroom (10.57 m <sup>2</sup> )			
Second Floor			
Landing (13.23 m <sup>2</sup> )	Shower Room (4.8 m <sup>2</sup> )		
Bedroom 4 (18 m <sup>2</sup> )	Bedroom 5 (12.38 m <sup>2</sup> )		
En-suite Shower (4.8 m <sup>2</sup> )			
SERVICES		GROUNDS	
Tele / ADSL : Yes	Drainage : Septic Tank	Land Area : 32692 m <sup>2</sup>	Boundary : Enclosed
Water Supply : Mains	Electricity : Mains	Terrace : Covered Dining Terrace 7.5m x 5.5m	Garden Well : Yes
		Garage : Barn	Car Port :
		Swimming Pool : 11 x 4m & Poolhouse	
		Outbuildings : Attached Barn 54m <sup>2</sup> ; Pool House 18m <sup>2</sup>	
GITE / OUTBUILDING DESCRIPTION			

**For Further Information, please contact.**

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