

# French Character Homes

*...belles demeures dans le sud ouest*

## **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

Habitable Space : 360 m<sup>2</sup>      No of Rooms Total : 10

No. Reception Rooms : 3      No. of Bedrooms : 5

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

#### Ground Floor

Entrance (10.41 m<sup>2</sup>)      Dining Kitchen (34.43 m<sup>2</sup>)

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>)

### SITUATION

Secteur : Aquitaine

Location : Close to thz Medieval Market Town of Sauveterre de Béarn

Orientation : South

View : Countryside and Mountains

### CONSTRUCTION

Year : 18th Century

Type : Residential

Roof : Tiled : Good Condition

Condition : Excellent Condition

### SERVICES

Tele / ADSL : Yes

Drainage : Septic Tank

Water Supply : Mains

Electricity : Mains

### GROUNDS

Land Area : 32692 m<sup>2</sup>

Boundary : Enclosed

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.**

**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 583

**French Character Homes**

R.C.S. PAU: 514275239 N° TVA : FR86514275239  
Carte Transaction Immobilière CPI 6402 2017 000 019 047  
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris