

French Character Homes

...belles demeures dans le sud ouest

An Elegant Former Presbytery with a Beautiful Symmetrical Facade



€ 498,000 fai

FCH408

A well presented 18C former presbytery **dominating a privileged position** just above its village and benefitting from far reaching views across the surrounding countryside. Situated 35 minutes north east of Pau, close to the market towns of Maubourguet and Lembeye and just 15 minutes from the jazz festival town of Marciac. Tarbes / Lourdes airport 25 minutes; Toulouse airport 90 minutes and Pau airport 35 minutes.

The Presbytery is approached via a quiet tree lined lane leading up from its village. Screened by a pair of wrought iron gates, a large stone wall and an evergreen hedge, the presbytery enjoys a totally private location.

The grounds have been **professionally landscaped** around the estate to provide an array of colour throughout the year. The pool is situated to the south-east side of the property and has been sympathetically enclosed with a mixture of fencing and ever-green hedging. The **swimming pool** measures 5x10 meters and has a large terrace surrounding it.

There is a sweep of lawn to the south of the property with large trees providing dapple shade throughout the hot summer months. There is also a **covered dining terrace** with BBQ area.

The presbytery has been professionally refurbished and is beautifully presented. It has an appealing layout and all the rooms have double or triple aspect windows thus benefiting from **plenty of natural daylight**. There are 4 bedrooms, three of which have en-suites / private bathrooms plus a large dressing room (11m²) which could make a fifth bedroom.

Property Details : FCH408 - € 498,000

ACCOMMODATION SUMMARY

Habitable Space : 290 m ²	No of Rooms Total : 6
No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 2	Shower Rooms : 2
W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 1300.00	
Heating Method : Gas Fired (Tank)	
Hot Water Method : Electric	

ACCOMMODATION DETAILS

Ground Floor	
Entrance (19.64 m ²)	Sitting Room (36.46 m ²)
Kitchen (20.48 m ²)	Snug Salon (19.57 m ²)
Bedroom 1 (12 m ²)	WC (3.05 m ²)
Shower Room (3.81 m ²)	Utility Room (12.82 m ²)
Games Room (35.15 m ²)	Storage (3.55 m ²)
First Floor	
Landing (14.25 m ²)	Bedroom 2 (16.04 m ²)
En-suite Bathroom to Bed 2 (14.35 m ²)	Bedroom 3 (17.5 m ²)
En-suite Bathroom to Bed 3 (10.88 m ²)	Bedroom 4 (26.7 m ²)
Shower Room (10.53 m ²)	Bed 5 / Large Dressing (11.04 m ²)

SITUATION

Secteur : Aquitaine	Location : 35 mins North-East of Pau - between Pyrenees Mountains & Atlantic Ocean.
Orientation : East	View : Countryside

CONSTRUCTION

Year :	Type : Residential
Roof : New in 2012	Condition : Very Good

SERVICES

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

GROUNDS

Land Area : 4514 m ²	Boundary : Enclosed
Terrace : Yes	Garden Well : No
Garage : Yes	Car Port : No
Swimming Pool : 5 x 10m	
Outbuildings : Covered Dining Terrace	

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 408

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