

Rare & Unique Farmhouse from the 15C with Guest Annex



€ 423,280 fai

FCH907

This authentic 15C farmhouse is a real architectural gem. The property was once a family home, with a traditional cobblers which has since been converted into a guest annex. The ensemble is a wonderful example of a property which has preserved its architectural heritage whilst benefiting from modern day comforts.

This property consists of a main house of 209m² as well as a gite of 80m², a garage of 87m², a barn to restore of 98.5m², all on a 4664m² land. The layout of the buildings allows residents of the main house to preserve their privacy.

On entering the hallway opens into a large dining room with a family kitchen, a laundry room, a living room and the master suite including a large dressing room and a bathroom. Stairs to the first floor lead to 2 spacious bedrooms and shower room with WC and a dressing room/storage area. The staircase leads to the second floor and a lovely light 4th bedroom and its adjoining shower room.

Across the courtyard the old cobblers workshop has been converted into a charming fully furnished gîte with kitchen, living room, shower room, WC and spacious bedroom. It has its own private garden and terrace. There is also a large barn of 96m² in the grounds to renovate as well as a double garage with an upper floor - a perfect studio/workshop place. The gardens surround the property and are mostly planted with a wide range of fruit trees and a very productive vegetable plot.

The property is located in a beautiful tranquil valley approximately 15 minutes from the nearest shops and 45minutes from the historic town of Pau. The international airport of Tarbes/Lourdes is an hour away and Pau- Pyrenees airport 30 minutes. A choice of ski resorts in the Pyrenean mountains are just over an hour away and the beaches of Biarritz and the Atlantic Coast are 1hr20.

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

Property Features

Additional Information

Habitable Space : 209 m²	No of Rooms Total : 6	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 0	Shower Rooms : 3	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 750.00	Heating : Heat pump	Hot Water : Electric	

Construction

Year : 16C	Type : Residential
Roof : Picon tiles	

Services

Tele / ADSL : ADSL	Drainage : Septic tank
Glazing : Double glazed	Eco Features : Double Glazed

Grounds

Land Area : 4664 m²	Boundary : No
Terrace : No	Garden Well : No
Garage : Yes (for 2 cars)	Car Port : No
Swimming Pool : Yes, above ground	
Outbuildings : Yes	

Ancillary Buildings

Gite 80m2 Garage 87m2 Barn 98.5m2

For Further Information, please contact.

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