

## An Immaculately Presented Early 19C Maison de Maître With Pool And Pyrenees Views



**€ 624,000 fai**

**FCH987**

An immensely attractive private estate, comprising a Maison de Maître, presented in excellent condition, along with an architecturally beautiful barn and in-ground swimming pool, situated within stone-walled gardens with original wrought iron fencing and gated entrance.

This exceptional property has been lovingly and sympathetically renovated in recent years including an entire new slate roof and rendered facades completed in 2015 and double glazed windows and new electrics also fitted in recent years. Inside, a wealth of period features have been restored and enhanced, to include marble and parquets floors, a noble and dominant carved oak staircase and feature fireplaces in almost every room, these features blending seamlessly with a more modern decoration and colour scheme. The property is immensely appealing.

In recent years, the property had been operating as an established, luxury Chambres d'Hôtes and the potential to continue this business opportunity will attract those who are looking to make an income. Three spacious reception rooms and a large, well equipped kitchen can be found on the ground floor along with a utility room and guest cloakroom / shower room. The upper floor provides four beautifully appointed en-suite bedrooms and the second floor offers the possibility to create further guest rooms, or owner's private quarters.

The barn provides huge potential to transform into guest cottages, a function room, or both. Situated at some distance from the

maison de maître, it is possible for guest accommodation to be entirely independent with their own private gardens. The pool with its shaded dining terrace is situated within the walled gardens to the rear of the main house.

The location is ideal for exploring many attractions of this beautiful region; the towns of Navarrenx and Oloron Sainte Marie are just a short 10 minute drive, Atlantic coast a little over an hour and several ski stations of the Pyrenees 50 minutes.

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 : 320 m²	No of Rooms Total : 7	No. Reception Rooms : 3	No. of Bedrooms : 4
Bathrooms : 3	Shower Rooms : 2	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 1.00	Heating : Town Gas Central Heating	Hot Water : Gas Boiler + Electric Tanks	

### Construction

### Services

Year : 1802	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Mains Drainage
Roof : Slate Tiles: Entirely Renovated in 2015		Glazing : Double Glazing	Eco Features : Double Glazed Throughout

### Grounds

### Ancillary Buildings

Land Area : 4,198 m²	Boundary : Entirely Walled Private Gardens	Huge barn of the rare "Clouque" Béarnaise architecture, measuring approximately 250m2 on the ground floor and divided into three parts: centre 15.5 x 7M, sides 15.5 x 4M interior measurements with upper floor exploitable.
Terrace : Yes	Garden Well : Yes	
Garage : No	Car Port : No	
Swimming Pool : 10 x 5m Chlorine		
Outbuildings : Large Barn		

**For Further Information, please contact.**

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Document non-contractuel Mandat 23 04 987

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