

Handsome Empire Style Manor House with Beautiful Mountain Views, 30 minutes from Pau.



€ 736.000 fai

FCH1010

This handsome Empire style stone property of around 400m² of living area, lies in one of the most sought after valleys in the Pyrenean mountains just 30 minutes south of the beautiful historic city of Pau.

Approached by a sweeping stone staircase the large entrance hall leads to the pretty light and airy sitting room with marble fireplace and windows over the garden to the south and west, the spacious drawing room with marble fireplace lies across the entrance hall and has a connecting door through to the kitchen. The dining room is situated along the eastern side of the house with dual aspect windows to the south and a working fireplace. There are beautiful parquet floors in all of the reception rooms. The kitchen and scullery need a little modernisation with an area of 23m² in total and access to the rear exterior of the house by means of a stone staircase.

The pretty wooden staircase leads up to the first floor and 5 spacious bedrooms all with wash basins and bidets. There are also marble fireplaces in all rooms. Access to the beautiful balcony is through the linen room.

The staircase leads up to the large attic area of around 120m² composed of 3 former bedrooms under the eaves and 2 large storage rooms.

On the ground floor the staircase leads down to the basement which covers an area of 150m2 divided into 5 rooms comprising a large wood store, a wine cellar, boiler room and 2 storage rooms.

The lovely gardens encircle the property and are planted with mature trees and shrubs there is also a large adjoining field with separate access to the small lane behind the property giving a total land area of just under 1 hectare - over 2 acres. A gateway leads to the double garage at the rear of the property.

Situated on the edge of a lovely village with all amenities bakery, butchers, café and a supermarket.

Lovely walking from the house up to the surrounding hills and mountains and a just a gentle stroll to the path running alongside the river. The ski stations and Spanish border are within 30 minutes of the property.

The motorway and the airports of Pau and Lourdes/Tarbes are within 40 minutes. Biarritz and the beaches of the Atlantic coast are just a couple of hours away.

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 : 400 m²	No of Rooms Total : 10	No. Reception Rooms : 3	No. of Bedrooms : 7
Bathrooms : 1	Shower Rooms : 0	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 0.00	Heating : Oil fired	Hot Water : Electric	

Construction

Services

Year : 1860	Type : Residential	Tele / ADSL : No	Drainage : Septic Tank
Roof : Slate		Glazing : Single	Eco Features :

Grounds

Ancillary Buildings

Land Area : 9,359 m²	Boundary : Enclosed
Terrace : No	Garden Well : No
Garage : Double garage	Car Port : No
Swimming Pool : No	
Outbuildings : No	

For Further Information, please contact.

Document non-contractuel Mandat 23081010

Joanne Davey

French Character Homes
Telephone: +33 (0)5 59 12 28 13
Mobile: +33 (0)6 77 70 21 98
sales@frenchcharacterhomes.com
www.frenchcharacterhomes.com

S.A.S. 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

