

Architect led Restoration of this Deceptively Spacious Farmhouse & Barn with Pyrenean Views!



€ 495000 fai

FCH1048

This highly desirable Enclos Béarnaise enjoys a privileged hillside position with uninterrupted views across rolling countryside to the Pyrenees mountain range beyond. Tucked away in a private location, its pretty stone facade gives way to a deceptively spacious and delightfully comfortable home.

The property has been subject to two major renovations. The former farmhouse dates back to 1850 and was originally rescued from its ruined state in 2000 by its previous owner, who was a skilled artist having studied in the renowned Ecole Boule in Paris. The building was partially rebuilt using original and reclaimed materials to respect its true origins. It was later acquired by its present architect owners in 2007 who initially set about to improve the energy efficiency of the farmhouse and personalise it to their requirements. In 2013, the adjoining barn was converted and extended to the south with a facade of full-height glass doors to draw in the exceptional views from the rolling countryside to the Pyrenees mountain range beyond. A number of eco-friendly measures have been taken to make the house low cost and energy efficient, including full double glazing, good insulation and the use of geothermic underfloor heating.

The property now boasts 270m² of habitable space. The ground floor offers a vast living/dining room which leads into an open plan kitchen; a spacious utility room; two double bedrooms; a bathroom; two offices; and a guest cloakroom. A cast iron spiral staircase leads to an impressive open plan mezzanine, currently used as an architect's office. In addition, a shower and WC on

this floor allow for easy conversion into a parental suite should one so wish. To the other side of the house, the original wooden staircase leads to a further two bedrooms, a WC and shower room.

The partially enclosed gardens of just over 3000m² include a gravelled entrance, terraces to the south, outdoor lighting, a large atelier that is fully insulated and could be easily transformed into a separate gite, a car port and finally a small workshop for garden tools.

The little village with school, an organic vegetable farmer and a number of active sporting clubs, sits in rural countryside midway between the tourist town of Morlanne and the market town of Hagetmau, both of which can be reached in just over 10 minutes drive. The prefecture town of Mont de Marsan and the historic town of Pau can both be reached in approx 45 minutes. Pau airport can be reached within 35 minutes, Tarbes-Lourdes airport within an hour and Biarritz within 80 minutes.

If you are seeking a professionally thought through renovation with high end finishes, a private and peaceful location, plenty of light, plenty of character and a home that flows beautifully, look no further. All this and spectacular mountain views? It's really is all here!!

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 : 270 m ²	No of Rooms Total : 9	No. Reception Rooms : 4	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 2	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 0.00	Heating : Underfloor via Geothermic Heat Pump	Hot Water : Geothermic Heat Pump	

Construction

Services

Year : 1850	Type : Residential	Tele / ADSL : Yes	Drainage : Septic Tank
Roof : Traditional Terracotta Tiles		Glazing : Double Glazing	Eco Features : Geothermic Heat Pump; Double Glazing; Insulation

Grounds

Ancillary Buildings

Land Area : 3123 m ²	Boundary : Partially enclosed	A specially built Atelier and Garage, 10.90m ² and 21.30m ² respectively, has been fully insulated and could be easily converted into a separate gite. A further workshop provides a useful spot to store garden tools.
Terrace : 52m ²	Garden Well : No	
Garage : Yes	Car Port : Yes	
Swimming Pool : No		
Outbuildings : Large Workshop / Garage + Garden Shed		

For Further Information, please contact.

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