

**A 17C Country Residence to Restore, set in the Heart of the Rolling Madiran Wine Region**



**€ 299,900 fai**

**FCH404**

A 17C country residence of 340m<sup>2</sup>, set in the **heart of the rolling Madiran wine region** and yet with good communication links to the historic city of Pau, Bordeaux and the Atlantic coast, around Biarritz. This Béarnaise property has immense character, having retained many of its original features. It offers a prospective buyer the opportunity to acquire a period property in an unspoiled location with beautiful open views of the rolling countryside.

The Estate includes the main house which is currently divided into two separate dwellings; an independent barn (254m<sup>2</sup>) and a former aviary (36m<sup>2</sup>) set in 8,400m<sup>2</sup> of land with wonderful open views.

The local area is littered with vineyards, wineries and pretty little market towns which host festivals and concerts throughout the summer months. The most famous event, being the International Jazz festival, which is hosted in the neighbouring town of Marciac. **Accessibility is easy** with connecting flights from Paris to Pau airport (10 daily flights), which is just 20 mins from the house, or from to either Toulouse or Bordeaux airports, which are both a 90 mins away.

# Property Features

## Additional Information

Habitable Space : 340 m <sup>2</sup>	No of Rooms Total : 11	No. Reception Rooms : 5	No. of Bedrooms : 7
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 750.00	Heating : Oil Fired	Hot Water : Electric	

## Construction

Year : 1678	Type : Residential
Roof : Tiled	Condition : To Renovate

## Services

Tele / ADSL : Yes	Drainage : Septic Tank -non-conform
Glazing : Single Glazed	Eco Features :

## Grounds

Land Area : 8410 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : Yes
Garage : In BARN	Car Port :
Swimming Pool :	
Outbuildings : BARN & AVIARY	

## Ancillary Buildings

BARN (254m2) AVIARY (36m2)

**For Further Information, please contact.**

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Document non-contractuel Mandat 404

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