

An Immaculately Presented Béarnaise Farmhouse Ensemble



€ 495,000 fai

FCH419

French country living at its finest, this early 19th century former farmhouse ensemble has been **professionally re-modelled and extended into its adjoining former barn** to create a beautifully spacious, light and comfortable four bedroom family home.

This **truly exceptional property** offers a stylish blend of **period charm and modern day living**. The design incorporates the creation of a sensational **45m² dining kitchen** in the adjoining stone barn, which becomes the « heart of the home » with patio doors leading to the sunny south facing courtyard and gardens. **Four charming bedrooms** on the first floor and **three bathrooms** are accessed via **two beautiful hardwood staircases** and a large family sitting room with original flagstones on the ground floor provides a comfortable space for large gatherings around the open fireplace. The original oak staircase of the farmhouse extends to the second floor attic, which could be easily transformed into two further bedrooms or a childrens' playroom.

Nestled in the heart of a peaceful Béarnaise village and surrounded by almost one acre of private, landscaped grounds, close to the River Saison, the property enjoys a rural situation without being isolated.

Property Details : FCH419 - € 495,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 290 m ²	No of Rooms Total : 10	Secteur : Aquitaine	Location : Close to the Medieval Market Town of Sauveterre de Bearn
No. Reception Rooms : 2	No. of Bedrooms : 4	Orientation : South	View : Gardens / Village / Countryside
Bathrooms : 2	Shower Rooms : 1	CONSTRUCTION	
W.Cs : 4	Utility Room : Yes	Year : 1806	Type : Residential
Tax Fonciere : € 872.00		Roof : Tiled : Good Condition	Condition : Excellent Condition
Heating Method : Gas Central with Underfloor and Radiators		SERVICES	
Hot Water Method : Gas fired		Tele / ADSL : Yes / Yes	Drainage : New Septic Tank
ACCOMMODATION DETAILS		Glazing : Mains	Eco Features : Mains
Ground Floor		GROUNDS	
Entrance 1 (18.25 m ²)	Dining Kitchen (45 m ²)	Land Area : 3,270 m ²	Boundary : Enclosed
WC (2.1 m ²)	Utility Room (5.7 m ²)	Terrace : Large Open Courtyard	Garden Well : Yes
Sitting Room (51 m ²)	Entrance 2 (8.35 m ²)	Garage : No	Car Port : Yes
Study (19.41 m ²)		Swimming Pool : Possible	
First Floor		Outbuildings : Stone Barn 90m ² x two floors, Car Port, Wood Store	
Landing (9.5 m ²)	Bedroom 1 (18 m ²)	GITE / OUTBUILDING DESCRIPTION	
En-Suite Shower Room (7.5 m ²)	Master Bedroom (32.2 m ²)	STONE BARN (90m ²) x two floors CAR PORT WOOD STORE	
Dressing Room (6.6 m ²)	E-suite Bathroom (11.85 m ²)		
Bedroom 3 (10 m ²)	Bedroom 4 (11.5 m ²)		
Bathroom (7 m ²)			
Second Floor			
Office / Den / Playroom (65 m ²)			

For Further Information, please contact.

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

Document non-contractuel Mandat 1707 419

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