

**A Magnificent Ensemble of Three Dwellings in an Area of Outstanding Natural Beauty**



**€ 595,000 fai**

**FCH439**

This Charming Béarnaise Ensemble is situated in the *Parc National des Pyrénées*, on the edge of the Vallée d'Ossau, an **area rich in culture and natural beauty**. Benefitting from truly **spectacular views** of unspoiled countryside and the Pyrenees mountains; this property offers an **idyllic peaceful retreat** with the only sounds being of wildlife and cow bells. For someone searching total tranquillity and spectacular surrounding countryside, this is the perfect house ...and yet it is just 5 minutes from its local village of Arudy and 20 minutes from the beautiful historic city of Pau.

The Ensemble includes the **four bedroom farmhouse**; a **one bedroom adjoining gîte** and a **substantial four bedroom independent gîte**. Originally built in 1838 and renovated some 10 years ago to include double glazed windows; a new economical heating system; re-wiring and insulation. The Farmhouse beautifully epitomizes local architecture with its natural slate roof and its carved stonework surrounding the entrance door and windows. Inside, the current owners have cleverly married together the farmhouse's original features with an imaginative flair to create a unique family home. This imaginative flair extends into the grounds where there are **themed gardens**, each displaying rare plants which offer an array of colours throughout the year. Viewing is highly recommended to appreciate the location and presentation.

## Property Details : FCH439 - € 595,000

### ACCOMMODATION SUMMARY

Habitable Space : 430 m<sup>2</sup>      No of Rooms Total : 13

No. Reception Rooms : 4      No. of Bedrooms : 9

Bathrooms : 2      Shower Rooms : 3

W.Cs : 6      Utility Room : Yes

Tax Fonciere : € 900.00

Heating Method : Heat Exchange Pump

Hot Water Method : Electric

### ACCOMMODATION DETAILS - MAIN HOUSE

#### Ground Floor

Entrance Hallway (4 m<sup>2</sup>)      Salon (20.8 m<sup>2</sup>)

Dining Room (20.8 m<sup>2</sup>)      Kitchen (16.8 m<sup>2</sup>)

Garage, housing boiler (24 m<sup>2</sup>)

#### First Floor

Bedroom 1 (16.4 m<sup>2</sup>)      En-Suite Shower Room to Bed 1 (6 m<sup>2</sup>)

Library / Bedroom 2 (32 m<sup>2</sup>)      Bedroom 3 (13 m<sup>2</sup>)

Bathroom (9 m<sup>2</sup>)      Dressing Room (10 m<sup>2</sup>)

Bedroom 4 (27.5 m<sup>2</sup>)

### SITUATION

Secteur : Aquitaine

Location : 25 mins South of Pau; between the Atlantic Coast & the Pyrenees Mountains

Orientation : East

View : Pyrenees & Countryside

### CONSTRUCTION

Year : 1838

Type : Residential

Roof : Slate : Good Condition

Condition : Good Condition

### SERVICES

Tele / ADSL : Yes / Yes

Drainage : Septic Tank

Glazing : Double Glazed

Eco Features : Aerothermic heating

### GROUNDS

Land Area : 4850 m<sup>2</sup>

Boundary : Enclosed

Terrace : Yes

Garden Well : No

Garage : Possible In Ground Floor of Gite / OPEN BARN SPACE

Car Port : No

Swimming Pool : No, but possible

Outbuildings : Substantial 4 Bed Gite (200m<sup>2</sup>) plus Former Pig Sty

### GITE / OUTBUILDING DESCRIPTION

Gite 1 (60m<sup>2</sup>) : Adjoining to the ground floor of the Main House.  
Gite 2 (200m<sup>2</sup>) : Independent Gite with large reception room & four bedrooms. Disabled access created for the ground floor accommodation ie. 2 bedrooms with wide doors and wheelchair friendly shower room. BARN / UNDEVELOPED SPACE b

## Additional Property Details : FCH439 - € 595,000

ACCOMMODATION DETAILS - ADJOINING GITE		ACCOMMODATION DETAILS - LARGE GITE	
Ground Floor		Ground Floor	
Living Room plus Bedroom (43 m <sup>2</sup> )	Bathroom (7 m <sup>2</sup> )	Kitchen (10.99 m <sup>2</sup> )	Entrance Hallway (13.69 m <sup>2</sup> )
Kitchen (9 m <sup>2</sup> )		Dining Room (23.32 m <sup>2</sup> )	Living Room (31.49 m <sup>2</sup> )
		Utility Room (6.92 m <sup>2</sup> )	Bedroom 1 (15.49 m <sup>2</sup> )
		Bedroom 2 (12.98 m <sup>2</sup> )	Shower Room (12.7 m <sup>2</sup> )
		First Floor	
		Bedroom 3 (13.04 m <sup>2</sup> )	Storage (7.78 m <sup>2</sup> )
		Shower Room (11.77 m <sup>2</sup> )	Bedroom 4 (21.6 m <sup>2</sup> )

**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

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**S.A.S French Character Homes**

R.C.S. PAU: 514275239 N° TVA : FR86514275239  
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délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris