

## An Imposing Village Manor House



€ 319,000 fai

FCH483

This Imposing Manor house beautifully epitomizes local architecture with its natural slate roof and its carved stonework surrounding the entrance door and windows. It is situated on the edge of its **vibrant village at the entrance to the Vallée d'Aspe, an area rich in tradition and natural beauty**. Inside the property offers spacious accommodation over three floors with three reception rooms, the kitchen and a sunroom on the ground floor. The property has been divided into two areas, accessed by separate staircases, to allow the current owners to run a small Bed & Breakfast business whilst maintaining a private area, for themselves.

This village is young and vibrant throughout the year; it has a very good primary school and all necessary daily amenities. The village has a renowned and **well-supported rugby team** and is host to the National Junior Championships. The villagers also actively supports its '**Fête de Berger**'; a long weekend celebration of the sheep returning from the mountains after the long summer months. The fête is well attended and includes sheep dog trials, local cheese, wine and craft stalls and festivities leading into the small hours. This 'shepherds' tradition' is carried throughout the year with weekly village-run 'shepherds meals' of omelets, bacon and cheese and of course, the traditional weekly farmers' market. For someone searching **proximity to the mountains with its out-door pursuits** of cross country skiing, snow shoe walking, canoeing, bird watching, horse-riding etc., this property has the perfect location. The villagers also take advantage of the regular bus route up to the mountains so they can enjoy a few glasses of *vin chaud* at the end of a day's skiing. Other local activities include an adventure

park with suspended forest, and Grade A fishing in the local rivers.

Located **45 minutes from the beautiful historic city of Pau; 20 minutes from the ski slopes of the Pyrenees and the Spanish border and just over one hour from the Atlantic coast beaches.** Pau airport 50 minutes; Tarbes/Lourdes airport 1hour; Biarritz airport 90 mins and Toulouse airport 2 1/2 hours.

## Property Features

### Additional Information

Habitable Space : 320 m <sup>2</sup>	No of Rooms Total : 11	No. Reception Rooms : 3	No. of Bedrooms : 6
Bathrooms : 1	Shower Rooms : 2	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 790.00	Heating : Aerothermic	Hot Water : Electric	

### Construction

### Services

Year : 17th Century	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Mains
Roof : Re-Roofed in 2015	Condition : Good Overall Condition	Glazing : Partially Double Glazed	Eco Features :

### Grounds

### Ancillary Buildings

Land Area : 1046 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : Yes
Garage : Yes	Car Port : No
Swimming Pool : Spa	
Outbuildings : Garage (76m2) plus first floor	

**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 1712 483

**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