

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.

Property Details : FCH483 - € 319,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 320 m ²	No of Rooms Total : 11	Secteur : Aquitaine	Location : 40 mins South of Pau towards the Foothills of the Pyrenees
No. Reception Rooms : 3	No. of Bedrooms : 6	Orientation : South	View : Village, Mountains & Gardens
Bathrooms : 1	Shower Rooms : 2		
W.Cs : 3	Utility Room : Yes		
Tax Fonciere : € 790.00			
Heating Method : Aerothermic			
Hot Water Method : Electric			
CONSTRUCTION			
Year : 17th Century		Type : Residential	
		Roof : Re-Roofed in 2015	
		Condition : Good Overall Condition	
ACCOMMODATION DETAILS		SERVICES	
Ground Floor		Tele / ADSL : Yes / Yes	Drainage : Mains
Entrance (8.5 m ²)	Cellar (4.88 m ²)	Glazing : Partially Double Glazed	Eco Features :
Dining Room (25 m ²)	Kitchen (11 m ²)		
Conservatory (22 m ²)	Preparation Kitchen (14.4 m ²)		
Shower Room (6.32 m ²)	Salon (26 m ²)		
Kitchen (8 m ²)	Store Room (2.25 m ²)		
WC (2.1 m ²)	Dining Room (29 m ²)		
First Floor		GROUNDS	
Landing (12 m ²)	Bedroom 1 (14.82 m ²)	Land Area : 1046 m ²	Boundary : Enclosed
Bedroom 2 (10.53 m ²)	Bedroom 3 (11.12 m ²)	Terrace : Yes	Garden Well : Yes
Corridor (2.67 m ²)	Family Bathroom (4.92 m ²)	Garage : Yes	Car Port : No
Galleried Landing (27.5 m ²)	WC (5.7 m ²)	Swimming Pool : Spa	
Landing (3.06 m ²)	Bedroom 4 (5.77 m ²)	Outbuildings : Garage (76m2) plus first floor	
Shower Room (3.57 m ²)	Bedroom 5 (26.67 m ²)		
Bedroom 6 (22.1 m ²)		GITE / OUTBUILDING DESCRIPTION	

For Further Information, please contact.

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