

A Handsome Maison de Maître with 2 Hectares of Land



€ 399,000 fai

FCH618

This handsome Maison de Maître sits in two hectares of mature enclosed grounds with a large barn, a double garage and a swimming pool. The property benefits from a beautiful rural location with views across the rolling countryside and yet is just 10 minutes from the Medieval village of Morlanne ; 15 minutes from the pretty market town of Arzacq and 20 minutes from the riverside market town of Orthez.

The main house offers accommodation over two floors; each room is notably light due to its double or triple aspect period windows. The main entrance door opens into a wide entrance hall running the entire length of the building. To the right is a large dining kitchen with a cosy sitting area centred around the wood burning stove. To the left is the formal sitting room which connects into the study. A guest cloakroom completes the downstairs accommodation. A flight of stairs leads down to the garden level, where there is a useful utility room with direct access outside. The first floor offers a Master bedroom with dressing and en-suite bathroom and two further generous sized bedrooms sharing the family bathroom. Further accommodation could be created in the attic above, if required.

The immediate grounds are mainly laid to lawn with large mature trees. The swimming pool is situated just below the wisteria laden dining terrace from where there are beautiful views across the surrounding countryside. Fenced pastureland surrounds the immediate gardens serving to protect the property and offer the possibility of grazing land for horses.

Property Details : FCH618 - € 399,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 201 m ²	No of Rooms Total : 5	Secteur : Aquitaine	Location : 40 mins West of Pau; between the Pyrenees Mountains & the Atlantic Coast
No. Reception Rooms : 2	No. of Bedrooms : 3	Orientation : South / East	View : Rolling Countryside
Bathrooms : 2	Shower Rooms : 0		
W.Cs : 3	Utility Room : Yes		
Tax Fonciere : € 0.00			
Heating Method : Gas Fired (Tank)			
Hot Water Method : Gas propane boiler			
ACCOMMODATION DETAILS		CONSTRUCTION	
Ground Floor		Year : 1928	Type : Residential
Dining Kitchen (39 m ²)	Entrance Hallway (22 m ²)	Roof : Slate	Condition : Good Condition
Sitting Room (26 m ²)	Study (12 m ²)		
Guest Cloakroom (1.45 m ²)	Utility Room (29.6 m ²)		
Landing (20.36 m ²)			
First Floor		SERVICES	
Master Bedroom 1 (18.46 m ²)	Master Suite : Dressing (10.31 m ²)	Tele / ADSL : Yes / 2Mbs	Drainage : Septic Tank
Master Suite : Bathroom (9 m ²)	Bedroom 2 (18.3 m ²)	Glazing : Partially Double Glazed	Eco Features :
Family Bathroom (8.54 m ²)	Bedroom 3 (13.78 m ²)		
WC (2 m ²)			
		GROUNDS	
		Land Area : 20000 m ²	Boundary : Enclosed
		Terrace : Yes / Covered	Garden Well : Yes
		Garage : 77m ²	Car Port :
		Swimming Pool : 10.5 x 5m	
		Outbuildings : BARN 172m ² x two floors with 2 Stables & GARAGE 77	
GITE / OUTBUILDING DESCRIPTION			
BARN 172m ² x two floors with 2 stables to the rear. GARAGE 77m 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 618

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