

An Attractive Farmhouse with Large Barns and Open Views of the Countryside



€ 330,000 fai

FCH553

This attractive farmhouse sits in 5,000m² of enclosed grounds with two large barns forming a courtyard to the side. The property benefits from a beautiful rural location with views across the rolling countryside and yet is just 10 minutes from the pretty market town of Arzacq and 15 minutes from the Medieval village of Morlanne

The main house offers accommodation over two floors; each room is notably light due to its double aspect period windows. The main entrance door opens into an attractive entrance hall with period floor tiles. To the left is a large dining room. To the right is the formal sitting room which connects into the kitchen. A guest cloakroom completes the downstairs accommodation. The first floor offers four bedrooms plus a shower room. Further accommodation could be created in the attic above, if required.

The immediate front and side gardens are mainly laid to lawn with flower beds. The main stretch of land lies behind the barn and would easily facilitate a swimming pool.

This attractive farmhouse is located just 40 minutes north-west of the **beautiful historic city of Pau** and one hour 15 minutes from the lively cosmopolitan coastal resort of **Biarritz**; the **ski slopes of the Pyrénées** and the **Spanish border**. Pau airport 25 minutes; Tarbes / Lourdes airport 50 minutes; Biarritz airport one hour 15 mins ; Bordeaux and Toulouse airports both two hours away.

Property Features

Additional Information

Habitable Space : 200 m ²	No of Rooms Total : 6	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 450.00	Heating : Gas Fired (Tank)	Hot Water : Electric	

Construction

Services

Year : 1930	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Roof : Tiled	Condition : Good Condition	Glazing : Double Glazed	Eco Features :

Grounds

Ancillary Buildings

Land Area : 5000 m ²	Boundary : Partially Enclosed	Double Garage (36m ²) BARN 1 (71.67m ²) BARN 2 (147.6m ²) HANGAR & PIG STY (115m ²)
Terrace : Yes	Garden Well : No	
Garage : Yes, 36m ²	Car Port : No	
Swimming Pool : Possible behind the barn		
Outbuildings : 2 Large Barns plus a Hangar & former Pig Sty		

For Further Information, please contact.

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