

A Picturesque 18C Former Farmhouse with Pyrenean Views



€ 350,000 fai

FCH564

This picturesque **18C former farmhouse**, with its adjoining converted barn, benefits from beautiful open views of the Pyrenees mountains. It is situated in rolling hillside 30 minutes south of the historic city of Pau and within easy reach of the Vallé d'Ossau and local ski resorts.

This property is deceptively large offering 270m² of accommodation within the original farmhouse and its attached converted barn. The accommodation is provided over two floors with the ground floor offering a spacious entrance hallway ; a large living room ; a kitchen dining room ; a shower room ; a utility room and a guest cloakroom. The first floor is accessed via a reclaimed oak staircase and offers 5 double bedrooms and 2 bathrooms.

This attractive property has been **realistically priced and has huge appeal**. It is well placed for all local amenities including a primary school, two grocery shops, a butchers, pharmacy, restaurant, pizza takeaway and has local buses that go directly into Pau and the mountains. Pau and Lourdes Airport are 40 minutes and 1 hour away respectively.

Property Details : FCH564 - € 350,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 270 m ²	No of Rooms Total : 7	Secteur : Aquitaine	Location : 30 mins South of Pau; within easy reach of the ski slopes
No. Reception Rooms : 2	No. of Bedrooms : 5	Orientation : South	View : Pyrenees & Countryside
Bathrooms : 2	Shower Rooms : 1		
W.Cs : 3	Utility Room : Yes		
Tax Fonciere : € 460.00			
Heating Method : Gas Fired (Tank) plus wood burner			
Hot Water Method : Gas fired			
ACCOMMODATION DETAILS		CONSTRUCTION	
Ground Floor		Year : 1736	Type : Residential
Entrée (19.52 m ²)	Salon (52.74 m ²)	Roof : Slate	Condition : Good Condition
Dining Kitchen (51.24 m ²)	Shower Room (3.6 m ²)		
WC (1.44 m ²)	Utility Room (10.32 m ²)		
First Floor		SERVICES	
Landing (18.34 m ²)	Bathroom (8.21 m ²)	Tele / ADSL : Yes	Drainage : Septic Tank
WC (1.37 m ²)	Bedroom 1 (15.14 m ²)	Glazing : Mains	Eco Features : Mains
Bedroom 2 (20.64 m ²)	Bedroom 3 (16.61 m ²)		
Bedroom 4 (21.82 m ²)	Bathroom (8.51 m ²)	GROUNDS	
Bedroom 5 (20.3 m ²)		Land Area : 2237 m ²	Boundary : Enclosed
		Terrace : Yes	Garden Well : No
		Garage : DOUBLE	Car Port : No
		Swimming Pool : Plunge Pool	
		Outbuildings : BARN	
GITE / OUTBUILDING DESCRIPTION			

For Further Information, please contact.

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