

Immaculately Presented Period Home with River Frontage, Mountain Views & 3.2 HA Land



€ 750,000 fai

FCH736

French Character Homes is delighted to be marketing this traditional Béarnaise farmhouse set in 3.2 hectares with River Frontage, Pyrénées Views, Swimming Pool and an Adjoining Barn with potential for conversion. The property has been professionally restored within the last three years and has remaining building guarantees. Presented to an International standard and offered for sale in immaculate condition with a clean diagnostic report and conforming septic system.

The property is slightly hidden at the end of its tree-lined driveway, with bordering pastureland leading down to the river. A small orchard with apple, cherry and fig trees marks the end of the driveway and serves to screen the large parking area behind, and the second entrance via the village.

This beautifully appointed property easily accommodates large numbers of guests with three generous reception rooms and a

large dining kitchen which leads out onto a stone dining terrace, overlooking the swimming pool. The first floor offers three double bedrooms each with private bathrooms. Two further bedrooms and two shower rooms are found on the second floor, completing the accommodation.

Situated midway between the medieval riverside town of Sauveterre de Béarn and the bustling market town of Saint Palais, the local area offers a choice of farmers' markets, excellent restaurants, medieval villages and amenities within a short drive. The surrounding countryside is undulating with breath-taking views of the Pyrenees; activities such as cycling, fishing, canoeing and rafting are very popular. In addition, the Atlantic beaches and Pyrenean ski resorts can be reached within an hours drive making it an excellent situation for both summer and winter holidays. Pau & Biarritz airports 40 minutes; Lourdes airport 50 minutes; Bordeaux airport 2 hours.

This immaculate property would make a superb family home or an investment holiday rental property. Viewing is highly recommended.

Property Features

Additional Information

Habitable Space : 354 m ²	No of Rooms Total : 10	No. Reception Rooms : 3	No. of Bedrooms : 5
Bathrooms : 2	Shower Rooms : 4	W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 0.00	Heating : Oil Fired : Partially Underfloor	Hot Water : Oil Fired	

Construction

Year : 18th Century	Type : Residential
Roof : Tiled : Good Condition	Condition : Excellent Condition

Services

Tele / ADSL : Yes	Drainage : Septic Tank
Glazing : Double Glazed	Eco Features : Double Glazed

Grounds

Land Area : 32692 m ²	Boundary : Enclosed
Terrace : Covered Dining Terrace	Garden Well : Yes
Garage : In the Barn	Car Port :
Swimming Pool : 11 x 4m	
Outbuildings : Attached Barn 54m ² ; Pool House 18m ²	

Ancillary Buildings

For Further Information, please contact.

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S.A.S. French Character Homes

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