

An Imposing Maison de Maître with an Elegant Symmetrical Facade



€ 699,000 fai

FCH588

French Character Homes is delighted to be marketing this handsome 18C Maison de Maître, which has been subject to **professional refurbishment**. The Estate includes the **5 bedroom Maison de Maître**; its **former barn** currently serving as an entertaining area (billiard room / bar etc); a **4.5 x 11m heated swimming pool** with natural stone terracing; a **summer kitchen** and 1,500m² of manageable enclosed grounds with automatic gates.

Accommodation is provided over three floors. To the right of the main entrance is the large sitting room with its original fireplace and old stone 'evier'. To the left of the entrance is the dining room, which leads into the kitchen and thereafter the utility room with access to the rear garden. The first floor offers a large bedroom (30m²) and the Master Bedroom Suite with its bathroom, large dressing room and office. The latter leads into the first floor of the attached renovated barn, which serves as an entertainment area of 127m². The second floor of the property offers two further bedrooms with a shared shower room and a useful storage area. The ground floor of the barn serves as a triple garage.

Privately situated in a quiet suburb just 10 minutes from the beautiful historical city of Pau; one hour from the ski slopes of the Pyrenees and one hour from the Atlantic Coast, around Biarritz. Pau airport 20 minutes; Tarbes / Lourdes airport 25 minutes and Toulouse & Bordeaux airports 2 hours.

Property Details : FCH588 - € 699,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 345 m ²	No of Rooms Total : 9	Secteur : Aquitaine	Location : 10 mins North of Pau; one hour to both the Ski Slopes and Atlantic Beaches
No. Reception Rooms : 3	No. of Bedrooms : 5	Orientation : South	View : Gardens
Bathrooms : 2	Shower Rooms : 1	CONSTRUCTION	
W.Cs : 4	Utility Room : Yes	Year : 1781	Type : Residential
Tax Fonciere : € 0.00		Roof : Tiled : Good Condition	Condition : Excellent Condition
Heating Method : Gas Fired (Town)		SERVICES	
Hot Water Method : Electric		Tele / ADSL : Yes	Drainage : Mains Drainage
		Glazing : Double	Eco Features :
ACCOMMODATION DETAILS		GROUNDS	
Ground Floor		Land Area : 1500 m ²	Boundary : Enclosed
Utility Room (7.51 m ²)	Kitchen (18.48 m ²)	Terrace : Yes	Garden Well : No
Dining Room (31.71 m ²)	Salon (31.18 m ²)	Garage : In Barn	Car Port : No
WC (0.98 m ²)	Entrance Hall (5.67 m ²)	Swimming Pool : 4.5 x 11m	
First Floor		Outbuildings : BARN (Triple Garage)	
Office (10.51 m ²)	Dressing Room (12.5 m ²)	GITE / OUTBUILDING DESCRIPTION	
corridor (1 m ²)	En-Suite Bathroom (10.91 m ²)		
Bedroom 2 (17 m ²)	En-suite Bathroom (6.35 m ²)		
Bedroom 1 (29.26 m ²)	Landing (4.37 m ²)		
Access Former Barn (5.05 m ²)	Entertainment Room (127 m ²)		
Second Floor			
Landing (2.15 m ²)	Bedroom 3 (10.62 m ²)		
Shower Room (2.77 m ²)	Bedroom 4 (14.33 m ²)		
Storage (4.55 m ²)	GARAGE (127 m ²)		
POOLHOUSE (18.71 m 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 588

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