

## An Attractive Béarnaise House with Guest Annex & 3.6HA of Land



**€ 545000 fai**

**FCH1174**

Screened by huge wooden entrance doors from its village, this authentic farmhouse, with its neighbouring guest annex, enjoys a totally private situation within 3.6HA of private land and the convenience of being just 25 minutes from the historic city of Pau, its airport and its international school.

Both the main house and its guest annex benefit from fibre optic internet with RG45 cabling and sockets in all the rooms. The property further benefits from an energy efficient heat exchange pump, installed in 2021, providing central heating to the main house and hot water to the house and guest annex.

With its origins dating back to 1836, this deceptively large property offers two generous sized reception rooms (with large fireplaces), a kitchen and the master bedroom (with newly installed en-suite bathroom) occupying the ground floor. Two further bedrooms, a bathroom and a large games room complete the accommodation on the first floor.

The guest annex sits above the garage and workshop and offers an open plan living and kitchen, two bedrooms each with their own ensuite shower rooms.

The immediate gardens are laid to lawn with mature plantings and trees. A brook marks the end of this garden area, where a

small bridge connects to the 2.5 HA of fenced pastureland and thereafter to a 1HA block of oak & beech woodland. The land is entirely enclosed with a 1m30 high wired fence and there is a separate entrance to the far end enabling easy access for machinery. A stable block has been erected with planning permission in this area.

The property is ideally situated within a 10 minute drive from the market towns of Lembeye and Morlaas and a 25 minutes drive from the beautiful historic city of Pau with its international school, wide selection of shops and restaurants. The coastal resort of Biarritz; the ski slopes of the Pyrénées and the Spanish border can all be reached within approximately one hours drive. Pau airport 20 minutes; Tarbes / Lourdes airport 40 minutes; Biarritz airport one hour; Bordeaux and Toulouse airports both two hours.

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

## Property Features

### Additional Information

Habitable Space : 268 m²	No of Rooms Total : 6	No. Reception Rooms : 3	No. of Bedrooms : 6
Bathrooms : 1	Shower Rooms : 3	W.Cs : 3	Utility Room : In garage
Tax Fonciere : € 980.00	Heating : Aerothermic Heat Pump (House). Electric Radiators	Hot Water : Aerothermic Heat Pump installed in 2021 (Main Hous	

### Construction

Year : 19th Century	Type : Residential
Roof : Tiled	

### Services

Tele / ADSL : FIBRE OPTIC Internet with RG45 Cabling throughout	Drainage : Septic Tank
Glazing : Single	Eco Features : Energy Efficient Heat Pump

### Grounds

Land Area : 36400 m²	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : No, but source fed stream
Garage : Yes, in former barn	Car Port : No
Swimming Pool : No but possible	
Outbuildings : Former barn converted into Guest Annex. Stable	

### Ancillary Buildings

2 bedroom guest annex above the garage

**For Further Information, please contact.**

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Document non-contractuel Mandat 2510 1174

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