

A Spacious, Contemporary & Eco-Friendly Barn Conversion



€ 645,000 fai

FCH630

This 19C farmhouse and adjoining barn has been subject to extensive renovations, which have rejuvenated this traditional building into an incredibly light contemporary home. Its current Dutch owners have exercised their artistic flair to create this unique residence, which also benefits from incredibly low energy consumption. The property is fitted with a geothermic heating system, which serves for the hot water as well as the central heating (under-floor on the ground level and radiators on the first floor). On sunny days, the large windows enables the sun to naturally heat the house, as well as providing an overwhelming light to the property. The property is also equipped with 2.8 kw solar panels, the generated electricity covers the property's annual consumption. In addition, the property's well has been connected to the outside taps and can also be used for the washing-machine and the flushing of the toilets in double system, which can also be connected to the town water.

The original farmhouse with its outbuildings form a U shape around a gravelled courtyard with an attractive dining area overlooking the grounds and vegetable gardens. The original farmhouse now serves as the guest wing with a living area, two en-suite bedrooms and a private dining terrace. The former barn serves as the heart of the home with open plan kitchen, dining and living areas connecting to a large office area and then to the master bedroom suite. Above the living area is a gym with picture windows over-looking the grounds. The artist studio and exhibition gallery is situated in the west wing and above the gallery is a mezzanine, which leads outside to the raised covered terrace where the hot tub is situated. This west wing has a separate entrance and could be converted into a 1-2 bedroom apartment / gîte. The workshop and orangery sit to the side of this wing. The accommodation is currently configured to suit the needs of a couple, but could equally be adapted to serve a large family with visiting guests.

The ensemble benefits from uninterrupted views of the surrounding farmland and wooded hillsides within the River Baise valley. The nearest towns are Trie-sur-Baise (8km); Lannemezan (20km). Tarbes (30km); Pau (55km) and Lourdes (45km). Tarbes airport 25 mins; Pau airport 1hr; Toulouse 90mins.

Viewing is highly recommended.

Property Features

Additional Information

Habitable Space : 457 m ²	No of Rooms Total : 10	No. Reception Rooms : 4	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 3	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 1300.00	Heating : Geothermic Underfloor	Hot Water : Geothermic	

Construction

Year : Early 19th Century / Renovated in 2007	Type : Residential
Roof : Tiled : Good Condition	Condition : Very Good

Services

Tele / ADSL : Yes	Drainage : Septic Tank
Glazing : Double	Eco Features : SOLAR PANELS generating an income / Well water system

Grounds

Land Area : 4600 m ²	Boundary : Enclosed
Terrace : Yes Covered	Garden Well : Yes and connected to outside taps, washing machine
Garage : Yes	Car Port : Yes
Swimming Pool : No	
Outbuildings : ORANGERY (14m ²) / WORKSHOP (30m ²) / GARAGE (30m ²)	

Ancillary Buildings

Currently configured with 2 en-suite bedroom guest wing. Possible to convert the artist studio and gallery into a second guest area or gîte. ORANGERY (14m²) WORKSHOP (30m²) GARAGE (30m²) COVERED TERRACE : 35m² SPA JACUZZI & Shower in the Tower (7.71m²)

For Further Information, please contact.

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