

A Spacious, Contemporary & Eco-Friendly Barn Conversion



€ 695,000 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.

Property Details : FCH630 - € 695,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 457 m ²	No of Rooms Total : 10	Secteur : Midi Pyrénées	Location : Haut Pyrenees : Near Lannemezan, Tarbes & Lourdes
No. Reception Rooms : 4	No. of Bedrooms : 5	Orientation : South / East	View : Countryside and distant Pyrenees
Bathrooms : 1	Shower Rooms : 3		
W.Cs : 4	Utility Room : Yes		
Tax Fonciere : € 1300.00			
Heating Method : Geothermic Underfloor			
Hot Water Method : Geothermic			
ACCOMMODATION DETAILS		CONSTRUCTION	
Ground Floor		Year : Early 19th Century / Renovated in 2007	Type : Residential
Large Bureau / Reception III (29 m ²)	Salon (45 m ²)	Roof : Tiled : Good Condition	Condition : Very Good
Dining Kitchen (82 m ²)	Wine Cellar (2.29 m ²)		
Utility Room (11.9 m ²)	Shower Room (4 m ²)		
Library (16 m ²)	Guest Annex Salon (25 m ²)		
Entrance (6 m ²)	Bedroom 1 (18 m ²)		
Bed 1 En-Suite Bathroom (6 m ²)	Art Gallery (66 m ²)		
Mezzanine bedroom 2 (28 m ²)			
First Floor		SERVICES	
Landing (4.33 m ²)	Bedroom 3 (23.99 m ²)	Tele / ADSL : Yes	Drainage : Septic Tank
Bed 3 Shower Room (3.31 m ²)	Bedroom 4 (21.54 m ²)	Glazing : Double	Eco Features : SOLAR PANELS generating an income / Well water system
Dressing room (6.82 m ²)	Shower Room (10.76 m ²)		
Corridor (3.23 m ²)	Mezzanine Gym (43.24 m ²)	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 but Spa	
		Outbuildings : ORANGERY (14m2) / WORKSHOP (30m2) / GARAGE (30m2)	
GITE / OUTBUILDING DESCRIPTION			
Currently configured with 2 en-suite bedroom guest wing. Possible to convert the artist studio and gallery into a second guest area or gite. 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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