

A Superbly Renovated Village Property with Two Independent Family Apartments



€ 547,369 fai

FCH761

This immaculately renovated and beautifully presented village house serves as a shared holiday home for two families. As such it has been cleverly configured with shared reception facilities on the ground floor and a four bedroom and three bedroom apartment on the second and third floors respectively.

Situated within a rural village within the Pyrenees National Park ... an area renowned for its outstanding natural beauty, and a perfect base for active families to explore the Pyrenees! This deceptively large village property (414m²) has undergone architect lead renovations during 2005-2007 to include a new natural slate roof; full insulation; complete re-wiring; replacement double glazed hardwood windows; new oil-fired heating system; new kitchen and bathrooms and the installation of a 4 x 14m salt water swimming pool with a raised dining terrace.

Light and spacious accommodation is offered over its three floors. The ground floor offers a vast dining kitchen (62m²); a living room; a snug salon (or a ground floor bedroom) and a shower room. The first floor offers a large living room with a bar; four bedrooms two of which are en-suite, and the other two sharing a shower room. A further family living room with three en-suite bedrooms is found on the second floor and completes the living accommodation. An adjoining garage offers ample space for a car as well as useful storage.

The neighbouring villages are well served with numerous restaurants, supermarkets, bakeries, medical facilities etc. The larger

towns of Oloron Ste Marie and Pau can be reached in 30 and 50 minutes respectively. Local sports include hiking, fishing, hunting, climbing, paragliding (2 schools) and skiing (4 resorts within 40 minutes). For a change of culture and environment, the Spanish border is just 30 minutes away. The Atlantic beaches, around Biarritz, can be reached in 90 minutes. Pau airport 1 hour; Biarritz airport 90 minutes; Toulouse and Bordeaux airports under 3 hours drive.

Property Features

Additional Information

Habitable Space : 414 m ²	No of Rooms Total : 12	No. Reception Rooms : 4	No. of Bedrooms : 7
Bathrooms : 1	Shower Rooms : 5	W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 2176.00	Heating : Oil Fired	Hot Water : Electric	

Construction

Year : 18th Century	Type : Residential
Roof : Natural Slate : Relaid 2006	Condition : Excellent

Services

Tele / ADSL : Yes	Drainage : Mains drainage
Glazing : Double Glazing	Eco Features : Double Glazed & Insulated

Grounds

Land Area : 700 m ²	Boundary : Enclosed
Terrace : Yes	Garden Well : No
Garage : Yes	Car Port : No
Swimming Pool : 4 x 14m Salt Water	
Outbuildings : No	

Ancillary Buildings

For Further Information, please contact.

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