

**A Charming 18C Farmhouse with Barn & Former Gîte, in 7 HA of Meadow and Woodland**



**€ 497355 fai**

**FCH797**

Nestled in undulating countryside, at the end of a long rural lane, sits this charming 18C farmhouse, barn and studio, in 7.6 HA of land. This charming ensemble is just 5 minutes from the pretty market town of Lasseube, where there are a couple of restaurants, a grocery shop, post office and pharmacy. For someone searching tranquillity and a 'protected' retreat, yet within close proximity of a quaint French town, this may be the perfect house!

A vast stone archway leads into the courtyard with the 18C farmhouse to the right, and its barn and studio to the left. The double entrance doors lead into the open plan reception rooms with exposed beams, quarry stone flooring, exposed stone walls and a vast stone fireplace. To the right, the spacious dining area leads into the kitchen, which leads out to a north facing terrace; as well as a utility area.

The first floor offers a Master bedroom with en-suite shower room with south and east facing windows; a second bedroom, an office and a family shower room. The second floor offers a further two large bedrooms and a bathroom.

Sitting opposite the property is a stone barn and a studio. Both of these buildings could be converted into further accommodation. Completing the ensemble is a large wood store, BBQ area and a garage.

Located 30 minutes from the beautiful historic city of Pau; 1 hour from the ski slopes of the Pyrenees and the Spanish border and 90 minutes from the lively cosmopolitan coastal resort of Biarritz. Pau airport 30 minutes; Tarbes/Lourdes airport 1 hour; Toulouse airport 2 hour 15 minutes.

## Property Features

### Additional Information

Habitable Space : 192 m <sup>2</sup>	No of Rooms Total : 6	No. Reception Rooms : 1	No. of Bedrooms : 5
Bathrooms : 2	Shower Rooms : 1	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 1250.00	Heating : Oil fired central heating	Hot Water : Electric	

### Construction

Year : 1731	Type : Residential
Roof : Slate	Condition : Good

### Services

Tele / ADSL : Yes	Drainage : Septic Tank
Glazing : Double Glazed	Eco Features : Double Glazed

### Grounds

Land Area : 76600 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : Yes
Garage : Yes at the entrance	Car Port : Yes
Swimming Pool : No	
Outbuildings : Out-building (90m <sup>2</sup> ) to include barn, studio, livin	

### Ancillary Buildings

**For Further Information, please contact.**

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Document non-contractuel Mandat 797

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Carte Transaction Immobilière CPI 6402 2017 000 019 047  
délivrée par la CCI PAU-BEARN.

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