

An Authentic Farmhouse located on the Edge of its Vibrant Riverside Town with 2HA Land



€ 439791 fai

FCH813

This authentic 1850 former Landaise Farmhouse has a peaceful rural location standing within over 2 HA of land and yet is just a short stroll from its riverside market town, which offers several restaurants, bars, a farm shop, a butchers, a bakery and a supermarket.

The front-gated entrance leads into the gravelled courtyard where there is a single garage, a generous covered dining terrace and a gate leading to the enclosed garden with its a salt-water swimming pool. The rear entrance leads into a large gravelled courtyard, with an open-fronted garage and two small stables. The flat pastureland extends to approximately 1.6 HA and includes a double horse shelter and a grass-training arena, the totality of which is enclosed with electric fencing.

The main entrance opens into a spacious hallway leading to the office, and the main reception room with its open fireplace and large south facing window. This room then feeds left into the kitchen, a utility room and the atelier, which currently serves as a gym. A snug salon, a double bedroom and a bathroom complete the ground floor accommodation. The first floor offers a large mezzanine serving as an additional sitting room; two bedrooms sharing the family shower room and a Master bedroom suite with en-suite bathroom and a large dressing room of 17m², which could serve as a fifth bedroom. Additional bedrooms could also be created in an undeveloped space to the left of the mezzanine, if required.

For someone looking for a rural property with land, yet keen to be part of a strong local community, this property may be just be the ticket! The vibrant local town organizes several annual festivals to include a hunters' banquet, music and poetry festivals and an annual village fête.

Situated just 15 minutes from Orthez with its high speed TGV connecting to Paris in 3 hours. Pau airport 40 minutes; Biarritz & Lourdes airports 1 hour.. The international airports of Bordeaux and Toulouse can be reached in 2hrs 15mins and 2hrs 30mins respectively.

Property Features

Additional Information

Habitable Space : 287 m ²	No of Rooms Total : 8	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 2	Shower Rooms : 1	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 1933.00	Heating : Oil Fired	Hot Water : Electric	

Construction

Year : 1850	Type : Residential
Roof : Tiled	Condition : Very Good Condition

Grounds

Land Area : 20835 m ²	Boundary : Partially Enclosed
Terrace : Covered Dining Terrace 33m ²	Garden Well : Yes
Garage : 24.5m ²	Car Port : Open Garage
Swimming Pool : 10 x 5m Saltwater	
Outbuildings : Garage 24.5m ² / Open Fronted Garage & 2 Stables /	

Services

Tele / ADSL : Yes	Drainage : Septic Tank - Micro-Station (new in 2011)
Glazing : Partially Double Glazed	Eco Features :

Ancillary Buildings

For Further Information, please contact.

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