

## **An Elegant Former Presbytery with a Beautiful Symmetrical Facade**



**€ 498,000 fai**

**FCH408**

A well presented 18C former presbytery **dominating a privileged position** just above its village and benefitting from far reaching views across the surrounding countryside. Situated 35 minutes north east of Pau, close to the market towns of Maubourguet and Lembeye and just 15 minutes from the jazz festival town of Marciac. Tarbes / Lourdes airport 25 minutes; Toulouse airport 90 minutes and Pau airport 35 minutes.

The Presbytery is approached via a quiet tree lined lane leading up from its village. Screened by a pair of wrought iron gates, a large stone wall and an evergreen hedge, the presbytery enjoys a totally private location.

The grounds have been **professionally landscaped** around the estate to provide an array of colour throughout the year. The pool is situated to the south-east side of the property and has been sympathetically enclosed with a mixture of fencing and ever-green hedging. The **swimming pool** measures 5x10 meters and has a large terrace surrounding it.

There is a sweep of lawn to the south of the property with large trees providing dapple shade throughout the hot summer months. There is also a **covered dining terrace** with BBQ area.

The presbytery has been professionally refurbished and is beautifully presented. It has an appealing layout and all the rooms have double or triple aspect windows thus benefitting from **plenty of natural daylight**. There are 4 bedrooms, three of which have en-suites / private bathrooms plus a large dressing room (11m<sup>2</sup>) which could make a fifth bedroom.

## Property Details : FCH408 - € 498,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 290 m <sup>2</sup>	No of Rooms Total : 6	Secteur : Aquitaine	Location : 35 mins North-East of Pau - between Pyrenees Mountains & Atlantic Ocean.
No. Reception Rooms : 2	No. of Bedrooms : 4	Orientation : East	View : Countryside
Bathrooms : 2	Shower Rooms : 2	<b>CONSTRUCTION</b>	
W.Cs : 4	Utility Room : Yes	Year :	Type : Residential
Tax Fonciere : € 1300.00		Roof : New in 2012	Condition : Very Good
Heating Method : Gas Fired (Tank)		<b>SERVICES</b>	
Hot Water Method : Electric		Tele / ADSL : Yes / Yes	Drainage : Septic Tank
<b>ACCOMMODATION DETAILS</b>		Glazing : Mains	Eco Features : Mains
Ground Floor			
Entrance (19.64 m <sup>2</sup> )	Sitting Room (36.46 m <sup>2</sup> )	<b>GROUNDS</b>	
Kitchen (20.48 m <sup>2</sup> )	Snug Salon (19.57 m <sup>2</sup> )	Land Area : 4514 m <sup>2</sup>	Boundary : Enclosed
Bedroom 1 (12 m <sup>2</sup> )	WC (3.05 m <sup>2</sup> )	Terrace : Yes	Garden Well : No
Shower Room (3.81 m <sup>2</sup> )	Utility Room (12.82 m <sup>2</sup> )	Garage : Yes	Car Port : No
Games Room (35.15 m <sup>2</sup> )	Storage (3.55 m <sup>2</sup> )	Swimming Pool : 5 x 10m	
First Floor			
Landing (14.25 m <sup>2</sup> )	Bedroom 2 (16.04 m <sup>2</sup> )	Outbuildings : Covered Dining Terrace	
En-suite Bathroom to Bed 2 (14.35 m <sup>2</sup> )	Bedroom 3 (17.5 m <sup>2</sup> )	<b>GITE / OUTBUILDING DESCRIPTION</b>	
En-suite Bathroom to Bed 3 (10.88 m <sup>2</sup> )	Bedroom 4 (26.7 m <sup>2</sup> )		
Shower Room (10.53 m <sup>2</sup> )	Bed 5 / Large Dressing (11.04 m <sup>2</sup> )		

**For Further Information, please contact.**

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