

A Splendid Country Residence in Dominant Position with Mountain Views and 8ha of grounds



€ 1300000 fai

FCH845

This delightful Country Residence sits in a prominent position in its own grounds of 8 hectares. Surrounded by the most charming walled gardens and enjoying spectacular and uninterrupted views of the Pyrenees Mountains a more bucolic situation would be difficult to find.

The origins of the building date back to the 18th century when the property consisted of a more humble farmhouse built in 1789. There are some architectural features that suggest there was an existing building already on the site, perhaps dating back to as early as the 16th century. The farmhouse, still in existence today, was considerably enlarged during the late 19th century with the construction of what is now the principal reception rooms flanked by two impressive towers. It was also at this time that the striking interior courtyard came into being along with its magnificent gallery, a sight to behold. The gallery is particularly unusual and one of a kind in the region with its fabulously ornate cast iron balustrading dating from the 1890's and 'neo classical' style wall fresco painted in 'trompe l'oeil' and representative of the marble found in the Royal Palace of Versailles.

The Maison de Maître has remained under the custodianship of the present owner's family for four generations. Each generation has taken steps to maintain and where necessary modernize the property and in 2008 the present owner undertook extensive renovations of what was the original farmhouse and interior courtyard. The farmhouse benefitted from a ground up

renovation with the installation of underfloor heating on the ground floor and wall hanging radiators in the bedrooms. Many previously hidden original features were also exposed at this time adding to the authenticity and charm of the building. More recently in 2012, three of the principal bedrooms in the main house were re-decorated entirely and the en-suite facilities re-modelled to the highest standard, with marble hand basins and period styled furnishings. The walls have also been beautifully finished in tadelakt, a Moroccan technique used to seal the walls with a lime based plaster.

The total habitable living space presented today is 370m² for both the main house and original farmhouse. The principal living space, covering 247m², consists of an entrance hall, 4 reception rooms, kitchen, 5 bedrooms, 2 bathrooms and 1 shower room with the possibility of 2 further bedrooms on the upper floors of the towers. The farmhouse, interconnected to the main house via the gallery, provides an additional 122m² spread over 2 floors consisting of an entrance hall/sitting room, library/drawing room and 2 bedrooms both with en-suite shower rooms. The owner has gone to great lengths to retain as many of the interior period features as possible which includes all the marble/stone fire places and many decoratively moulded plaster ceilings. The majority of the windows have been up-graded to double glazing, however with the integrity of the building in mind, have been reproduced in the style of the originals.

The exterior of the Residence and grounds have evidently benefitted from the same care and close attention to detail as the interior. The walled 'Jardin Anglaise', found directly to the south of the property, provides a secluded and sheltered area to stroll amongst the century old trees which include a wonderful Cedar of Lebanon, Virginia Tulip tree and Magnolias. On leaving the arboretum and passing through some fine wrought iron gates you enter the 'Jardin á la Française', established in 2011, with its formal cross path configuration, pretty box hedges and colourful rose beds. It is here that you most appreciate the extraordinary views of the Pyrenees. Continue on and you arrive at the less formal, yet meticulously maintained, swimming pool area found in what was the orchard in earlier times.

The property also offers various outbuildings including an independent cattle barn of 100m² on the ground floor, presently used for parking cars. An attached barn consisting of a general storage area, 2 stables and wood store covering 120m².

Located just 1hr from the nearest ski station and 70min from the vast sandy beaches of the Atlantic Ocean this most appealing property could not be better located for a family wishing to enjoy the pleasures of the 'great outdoors'.

Property Features

Additional Information

Habitable Space : 370 m ²	No of Rooms Total : 13	No. Reception Rooms : 5	No. of Bedrooms : 7
Bathrooms : 2	Shower Rooms : 3	W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 1250.00	Heating : Oil fired central 1998 / Electric underfloor 2008	Hot Water : Oil fired boiler	

Construction

Year : 18th and 19th Centuries Type : Residential
Roof : Slate Condition : Good

Grounds

Land Area : 84000 m² Boundary : Partially walled and fenced
Terrace : Yes Garden Well : Yes
Garage : In barn Car Port : Possible
Swimming Pool : 11 x 4m, Heat pump, secure cover, built 2012
Outbuildings : Barn, Stabling (2 boxes) 120m². Cattle Barn 100m.

Services

Tele / ADSL : Yes Drainage : Septic Tank
Glazing : Greater part double glazed Eco Features : Insulation

Ancillary Buildings

For Further Information, please contact.

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Document non-contractuel Mandat 2104 845

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

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