

**Authentic 19C Manor House (to renovate), with Beautiful Outbuildings, near Madiran**



**€ 171500 fai**

**FCH885**

This Former 19C Farmhouse Compound with its Authentic Manor House to be renovated, and outbuildings offer great potential for those wanting to exercise an artistic flare! Located between the Madiran and Tursan Vineyards, this peaceful setting offers far reaching views across the rolling countryside and the Pyrénées.

The Manor House includes 8 rooms with a total of 288m<sup>2</sup> to renovate and to which there's a possibility to add on an attic and a garage of 42,77m<sup>2</sup>, offering huge potential to be transformed into a summer kitchen with far reaching views on the Pyrénées. A former stable of around 111,91 m<sup>2</sup> with a hayloft above, a henhouse of approximately 63m<sup>2</sup> and an old tobacco dryer of 81,07m<sup>2</sup>, sit within the outbuildings.

The quiet and rural location, with a plot of approximately 6,091 m<sup>2</sup>, in a dominant position, offers this authentic and natural property a magnificent unobstructed view of the surrounding countryside.

Situated between the vineyards of Madiran and Tursan, just 35 minutes North of the historic city of Pau, the region offers excellent wine cellars and pretty little villages with their local produce markets, festivals and concerts throughout the summer months. The most famous event, being the international jazz festival, which takes place in the town of Marciac; just a few minutes away by car.

The local Madiran wine region is littered with vineyards, wineries and pretty little market towns. Garlin (with its with its easy access to the A65 connecting Pau to Bordeaux) is reached within a 10 minute drive and the popular market town of Lembeye is a 30 minute drive. This property is also ideally located just over one hour from both the ski slopes of the Pyrénées, the Atlantic Coast around Biarritz, and the Spanish border. Accessibility is easy: Pau airport (30 mins) offers 10 daily flights to Paris; Lourdes airport (50 mins) with direct flights to the UK; Bordeaux & Toulouse International airports can both be reached in approximately 2 hours.

## Property Features

### Additional Information

Habitable Space : 237 m <sup>2</sup>	No of Rooms Total : 7	No. Reception Rooms : 3	No. of Bedrooms : 5
Bathrooms : 0	Shower Rooms : 1	W.Cs : 1	Utility Room : Yes
Tax Fonciere : € 560.00	Heating : Wood fire and electric	Hot Water : Cumulus	

### Construction

### Services

Year : 1890	Type : Residential	Tele / ADSL : Yes	Drainage : Septic tank
Roof : Tiles	Condition : To renovate	Glazing : Single Glazed	Eco Features :

### Grounds

### Ancillary Buildings

Land Area : 6091 m <sup>2</sup>	Boundary : Partially closed	Garage 42.77m <sup>2</sup> Former Stable 77.38m <sup>2</sup> Former Winery 34.53m <sup>2</sup> Former aviary 63m <sup>2</sup> Tobacco Drying Barn 81.07m <sup>2</sup>
Terrace : No	Garden Well : Yes	
Garage : Yes	Car Port : Yes for 8 cars	
Swimming Pool : No		
Outbuildings : Barn, tobacco dryer and henhouse		

**For Further Information, please contact.**

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