

## **A Beautifully Renovated Property with Barns and Distant Views of the Pyrenees**



**€ 385000 fai**

**FCH868**

This tastefully restored period home, flanked with its large adjoining barns, has origins dating back to the 16th century and once served as a resting point for the pilgrims of the Chemin de St Jacques de Compostelle. The property benefits from an elevated position and unobstructed views of the rolling countryside towards the Pyrenees.

Beautiful wrought iron gates mark the main entrance to the property and open into a large landscaped courtyard created by the barn and the garage. A large sweep of lawn borders the courtyard to the front of the former farmhouse from which the eyes are immediately drawn towards the views of the rolling countryside and distant Pyrenees mountains!

The property has been tastefully renovated to beautifully marry together the property's period features with a fresh modern look. In addition, it benefits from a newly laid roof in 2010 and an economical aerothermic pump with underfloor heating to the ground floor.

The ground floor offers open plan living with a dining kitchen and living area plus a boiler room and guest cloakroom. A separate guest Studio offering a kitchen, bedroom and bathroom completes the ground floor accommodation.

The first floor of the house offers a large landing housing a home-office, two bedrooms and a bathroom. The second floor offers

two further bedrooms, a bathroom and a WC.

The grounds are entirely fenced and accessed via two independent entrances on the south and west side. This property will appeal to looking for a tastefully restored, comfortable house with a beautiful view and a large out-building.

Located 40 minutes north of Pau; 5 minutes from Lembeye; 30 min from Garlin (exit N ° 8 of the A65). Airports: Pau 40 min; Tarbes / Lourdes 40 min; Bordeaux and Toulouse 2H.

## Property Features

### Additional Information

Habitable Space : 275 m <sup>2</sup>	No of Rooms Total : 7	No. Reception Rooms : 2	No. of Bedrooms : 5
Bathrooms : 0	Shower Rooms : 3	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 723.00	Heating : Aerothermic Pump	Hot Water : Electric	

### Construction

Year : 1880	Type : Residential
Roof : Re-Roofed in 2010	Condition : Good

### Services

Tele / ADSL : Yes	Drainage : Septic Tank
Glazing : Single Glazed	Eco Features : Aerothermic Pump

### Grounds

Land Area : 3000 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : Yes
Garage : Yes 78.5m <sup>2</sup>	Car Port : No

### Ancillary Buildings

Workshop 85m<sup>2</sup> Former Garage 78.5m<sup>2</sup> Barn 50m<sup>2</sup>

Swimming Pool : No

Outbuildings : Barn | Workshop | Garage

**For Further Information, please contact.**

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