

## **An Enchanting Former Bergerie In Secluded Tranquility With Outstanding Views**



**€ 375,000 fai**

**FCH877**

An idyllic holiday retreat, this 18th century former bergerie (sheep fold) provides the perfect spot to kick-back and relax in complete tranquility, admiring the undulating country views from its elevated position. Situated in the hills of the pretty Basque village of Barcus, the bergerie is reached via a small but well maintained country road after approximately 3 kilometres of meandering through some truly spectacular scenery. The property will appeal to walkers, cyclists, birdwatchers and those who long for peace and privacy!

Accommodation is set over 2 floors, comprising on the ground floor of an open kitchen and dining room leading to the south facing terrace and swimming pool, a bedroom, shower room, WC, utility and store room. A staircase leads to an upper floor sitting room, open to the roof beams, with patio doors providing a picture-frame for the uninterrupted views across miles of countryside. There are three further bedrooms and a family bathroom on this level.

The local village is well equipped with a small grocery store, two butchers, a pharmacy and bank as well as two restaurants; one of which is a highly popular Michelin guide restaurant. The nearby towns of Mauleon-Licharre and Oloron Sainte Marie can be reached within approximately 20 minutes for a wider choice of facilities. And with the delightful ski resort of La Pierre Saint Martin a little over 30 minutes drive, the bergerie is ideally situated for winter skiing holidays too.

# Property Features

## Additional Information

Habitable Space : 175 m <sup>2</sup>	No of Rooms Total : 6	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 520.00	Heating : Electric and Wood	Hot Water : Electric	

## Construction

## Services

Year : 18th Century	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Septic Tank Installed 2012
Roof : Slate - revision 2018	Condition : Very Good	Glazing : Partial Double Glazing	Eco Features :

## Grounds

## Ancillary Buildings

Land Area : 2,196 m <sup>2</sup>	Boundary : Partially closed
Terrace : Yes	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : 10M x 4M Security Covered	
Outbuildings : Pool House / Shed	

**For Further Information, please contact.**

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