

**An Impeccably Renovated Former Shepherd's Lodge with Exceptional Panoramic Mountain Views!**



**€ 230000 fai**

**FCH879**

This magnificent former Shepherd's Lodge, with origins dating back to 1891, dominates its hillside with views of the mountain peaks and its lush valley with meandering river below. It sits within 2,560 m<sup>2</sup> of well cared for grounds with beautiful flower beds and is ideally located just 5 minutes from its village, at the foot of the Pyrenean passes and ski resorts.

The lodge was completely rehabilitated, in 2018, from the ground to the roof, by local craftsmen with high quality fixtures and fittings. Renovations include full rewiring, installation of double glazed windows, low consumption radiators, new bathroom and a newly fitted kitchen with a Lacanche range and granite worktops.

The accommodation is spread over three levels. On the lower-ground level, there is a laundry room, a shower, a toilet and a storage space, with a separate side entrance. On the ground floor, the main entrance opens onto a large open plan kitchen / living area with a wood-burning stove incorporated into a period fireplace. The living room opens onto an adjoining covered terrace with simply stunning views of the mountains! The first floor offers a large bedroom with a bathroom ... the bath has been strategically placed to optimise the views of the valley and mountains.

French Character Homes is delighted to be marketing this exceptionally beautiful property which would appeal to anyone

looking for a peaceful lock-up and leave in an area of exceptional natural beauty!

Located less than an hour from the cities of Pau, Lourdes and Tarbes and at the foot of the Pyrenees ski resorts with all the activities they offer, skiing, hiking, climbing, canyoning, horse riding to name a few.

A visit is highly recommended!

## Property Features

### Additional Information

Habitable Space : 80 m <sup>2</sup>	No of Rooms Total : 2	No. Reception Rooms : 1	No. of Bedrooms : 1
Bathrooms : 1	Shower Rooms : 0	W.Cs : 2	Utility Room : No
Tax Fonciere : € 400.00	Heating : Electric & Wood	Hot Water : Cumulus	

### Construction

Year : 1891	Type : Residentiel
Roof : Slate	Condition : Good

### Services

Tele / ADSL : Yes phone line in-situ	Drainage : Non-Conform
Glazing : Double Glazed	Eco Features : Double Glazed / Insulated

### Grounds

Land Area : 2560 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes covered	Garden Well : Natural Source
Garage : No	Car Port : No
Swimming Pool : No	
Outbuildings : No	

### Ancillary Buildings

**For Further Information, please contact.**

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