

SOLD FURNISHED. Professionally Renovated Farmhouse with 3 Barns & Pyrenean Mountain Views



€ 675000 fai

FCH890

Perched just above its rural village, and within walking distance of the local auberge restaurant, stands this charming stone farmhouse with its three barns. The farmhouse was subject to a professional architect-led renovation in 2014 / 2015 and now offers spacious, and beautifully appointed, accommodation over two floors. The barns offer vast potential for development.

During the renovations, the farmhouse was extended to allow for the creation of a large family kitchen above which, two additional bedrooms were added and a roof terrace which serves as a perfect spot for enjoying the evening sunset over the Pyrenees mountains. The property was also fully re-wired; insulated and re-plumbed with a new sanitation system. The existing windows were replaced with new double-glazed units and new openings were created to maximise the light and allow access to the terrace and gardens. A large family kitchen; a family bathroom and two shower rooms were also installed. The floors were re-laid, levelled and covered in natural stone throughout and an energy-efficient wood burning stove was installed to supplement the electric heating. In addition, a 10x5m heated salt-water pool, with a child safety cover, was sympathetically positioned to the south-side of the grounds to benefit from the view of the Pyrenees mountains from its generous terrace.

The Ground Floor offers two sitting rooms which open onto the south facing terrace; a large dining kitchen and a guest cloakroom. The first floor offers a Master Bedroom with en-suite facilities and four additional double bedrooms which share a family bathroom and a shower room. Stairs from the first-floor lead into the attic (with the possibility to create further

accommodation) where there is access to the roof terrace.

Situated less than 15 minutes from both the riverside market town of Orthez and the 14C fortified town of Navarrenx, and with good communication links to both the coast and the local airport, this property would serve equally well as a main or holiday residence. French Character Homes is delighted to be marketing this beautiful ensemble!

Property Features

Additional Information

Habitable Space : 225 m ²	No of Rooms Total : 7	No. Reception Rooms : 2	No. of Bedrooms : 5
Bathrooms : 2	Shower Rooms : 1	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 1984.00	Heating : Electric & Wood	Hot Water : Electric	

Construction

Year :	Type : Residential
Roof : Picon Tiles	

Services

Tele / ADSL : Yes	Drainage : Septic Tank : Installed in 2014
Glazing : Double	Eco Features : Double Glazing / Insulation

Grounds

Land Area : 6342 m ²	Boundary : Partially enclosed
Terrace : Yes	Garden Well :
Garage : In Barn	Car Port : In Barn
Swimming Pool : 10x5m SALTWATER, HEATED, CHILD SAFETY COVER	
Outbuildings : 3 Large Barns	

Ancillary Buildings

Three Large barns; one of which (closest to the pool) has outline planning permission.

For Further Information, please contact.

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