

A Charming Family Home with Mountains Views and walkable to Daily Amenities & Restaurants!



€ 699000 fai

FCH932

This charming Neo-Bearnaise house is privately situated at the end of a country lane, protected by a block of woodland to the west and open countryside to the east. Its neighbouring market town can be reached within an easy 15 minute walk and offers all essential amenities, as well as cafés and restaurants.

Large iron gates open into a sweeping driveway where there is ample parking for several cars. A stretch of lawn to the east connects to the rear mature grounds which extend down to a large swimming pool with a charming terrace with a rose laden pergola, offering the perfect spot to entertain with views of the Pyrenees mountains.

This property offers substantial, naturally light, accommodation with the majority of its rooms facing south. To the right of the entrance hall is the family kitchen and a large living room with a woodburning stove and an impressive full height ceiling. To the left is a corridor leading to the ground floor bedrooms and the utility room which was formerly used as a home-office with independent access to the front of the property. The living room and bedrooms all open onto the raised south-facing terrace, over-looking the magnificent grounds.

The first floor offers a large mezzanine, currently serving as an office; a master bedroom suite (with double dressing rooms and

a large en-suite bathroom); and a large room (50m2) currently serving as a home gym with sauna, as well as a general storage area.

A second driveway, to the side of the property, leads into the double garage within the basement. A wine cellar, workshop and boiler room complete the basement.

The riverside market town of Orthez is just a 15 minutes drive west and the beautiful historic city of Pau is just 40 minutes east. The ski slopes of the Pyrénées and the Atlantic Coast, around Biarritz can be reached within one hour, Pau airport 35 minutes; Biarritz airport one hour; Toulouse and Bordeaux airports 2 hours.

Viewing is highly recommended!

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

Property Features

Additional Information

Habitable Space : 363 m ²	No of Rooms Total : 9	No. Reception Rooms : 1	No. of Bedrooms : 4/5
Bathrooms : 2	Shower Rooms : 1	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 2848.00	Heating : Fuel oil	Hot Water : 2 hot water tank	

Construction

Year : 1966/1968	Type : Residential
Roof : Tiles	

Services

Tele / ADSL : Yes	Drainage : Septic Tank
Glazing : Mixed	Eco Features :

Grounds

Land Area : 23190 m ²	Boundary :
Terrace : Yes	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : Yes, 10x5	
Outbuildings : Yes, garage x2	

Ancillary Buildings

Greenhouse : 8.20m²

For Further Information, please contact.

Joanne Davey

French Character Homes
Telephone: +33 (0)5 59 12 28 13
Mobile: +33 (0)6 77 70 21 98
sales@frenchcharacterhomes.com
www.frenchcharacterhomes.com

Document non-contractuel Mandat 2207 932

S.A.S. French Character Homes

R.C.S. PAU: 514275239 N° TVA : FR86514275239
Carte Transaction Immobilière CPI 6402 2017 000 019 047
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris