

Peace & Quiet are on the menu for this Beautifully Renovated Farmhouse with 6 HA



€ 625000 fai

FCH976

If what you seek is the tranquility of a fully renovated French farmhouse in bucolic countryside, with plenty of land and the joy of nature, then this is the house for you. Ideal also for those seeking to have separate guest accommodation, to run events or have a rural gite. The main property measures 149m² and is composed of a 4 bedroom, two bathroom farmhouse with family kitchen and open plan sitting room. In addition a beautiful big barn, part of which is used as a large reception room (water in situ) and a sitting room, could be easily converted into additional accommodation (gite, guest house, Yoga workshop are amongst the many possibilities that this space presents). Finally a carport, wood store, fenced Chicken run and fully renovated bread oven complete the buildings.

The ensemble sits on just under 6 HA of private land to include 3 prairies, 2 of which are fenced for horses, and extensive woodland. There is absolutely no visual, olfactory or sound pollution. Location 1 hour to the coast, 1 hour to Pau airport. 15 minutes Saint Sever, 15 minutes to Montfort en Chalosse, 35 minutes to rail links at Mont de Marsan and Dax.

The entirety of the property has been fully renovated by professional artisans starting in 2017 and completing 2020, so the renovation is still under guarantee. The work includes:

- Reworking of all the roofs and new zinc guttering
- Complete rewiring in both main house and barn
- Double glazing throughout
- New shutters where needed

- New plumbing, including completely new water pipes throughout and new water counter.
- New Septic tank (2018)
- Insulation
- Re-pointing of all exterior walls in natural lime plaster
- Digging out of the floors in the main property, then insulating them before adding new flooring throughout
- Burying of all unsightly cables to the exterior
- Landscaping and gravel driveway.

Heating is via a new Godin wood burner downstairs and modern electric heaters in the upstairs bedroom. The ensemble feels very well cared for and full of light The decor is neutral, clean and modern with echoes of the authentic building remaining in carefully considered details such as wattle and daub walls in the main house and the original terracotta floor tiles in the renovated barn.

A real jewel on the market and not to be missed in this beautiful region, 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 : 149 m ²	No of Rooms Total : 6	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 2	Shower Rooms : 0	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 480.00	Heating : GODIN Wood stove; electric heating	Hot Water : Electric	

Construction

Year : 19th century	Type : Residential
Roof : Reworking of Roof & Gutters 2018	

Services

Tele / ADSL : Yes / Yes	Drainage : Septic Tank (replaced 2018)
Glazing : Double Glazing throughout main property	Eco Features : Insulation; Double Galzing

Grounds

Land Area : 58000 m ²	Boundary : Partially enclosed for horses
Terrace : Yes	Garden Well : No but there is a Spring
Garage : In Barn	Car Port : Yes
Swimming Pool : No	
Outbuildings : Substantial barn, kennel, storage, bread oven	

Ancillary Buildings

Fantastic Barn that has in part been renovated to include a large reception room and sitting room. It would be very straightforward to transform the space into an independent gite or guest house.

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 2303976

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

