

**A Classic French Home dating back to 1846**



**€ 370,000 fai**

**FCH068**

**A Handsome *Maison de Maître*** and once former Convent dating back to 1846. The estate includes the *Maison de Maître*; its former 'Boulangerie' (currently serving as a large entertainment room); a **salt-water swimming pool and 0.5 hectares of land**. The property **retains the atmosphere of a traditional country house** with unusually large rooms and period features. Situated in a quiet village, and yet within a private and sheltered garden with a large **swimming pool (13x7m)** with roman stepped end. Flagged terraces surround the pool area.

**The total land is 0.5 HA**, which includes the immediate rear garden surrounding the swimming pool plus a '**paddock**' located behind the rear garden hedge (see slideshow). This paddock would ideally serve as pastureland for a horse.

Located 35 minutes from the beautiful **historic city of Pau**; 20 minutes from the **Jazz festival town of Marciac** and close to the **traditional market towns of Aire sur l'Adour and Riscle**. The new A65 auto-route connecting Bordeaux to Pau has opened up communication links in this area. The Atlantic coast around Biarritz and the ski slopes of the Pyrénées can be reached within 90 minutes. Pau airport 35 minutes and Bordeaux airport 90 minutes.

## Property Details : FCH068 - € 370,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 287 m <sup>2</sup>	No of Rooms Total : 6	Secteur : Aquitaine	Location : North of Pau - SW France
No. Reception Rooms : 2	No. of Bedrooms : 4	Orientation : South	View : Gardens
Bathrooms : 2	Shower Rooms : 0	<b>CONSTRUCTION</b>	
W.Cs : 2	Utility Room : Yes	Year : 1846	Type : Residential
Tax Fonciere : € 0.00		Roof : Good Condition	Condition : Restored / Habitable
Heating Method : Oil Fired		<b>SERVICES</b>	
Hot Water Method : Oil Fired		Tele / ADSL : Yes	Drainage : Mains
<b>ACCOMMODATION DETAILS</b>		Glazing : Single Glazed	Eco Features :
<b>Ground Floor</b>		<b>GROUNDS</b>	
Entrance Hallway (39.2 m <sup>2</sup> )	Dining Kitchen (32.6 m <sup>2</sup> )	Land Area : 5000 m <sup>2</sup>	Boundary : Enclosed
Sitting Room (24 m <sup>2</sup> )	Dining Room (24 m <sup>2</sup> )	Terrace : Yes	Garden Well : Yes
Side Corridor (5.5 m <sup>2</sup> )	Guest Cloakroom (2 m <sup>2</sup> )	Garage :	Car Port : Yes - 2 cars
Downstairs Bathroom (6.4 m <sup>2</sup> )	Utility Room (16 m <sup>2</sup> )	Swimming Pool : 13x7m	
<b>First Floor</b>		Outbuildings : 2	
Landing (32 m <sup>2</sup> )	Bedroom 1 (28 m <sup>2</sup> )	<b>GITE / OUTBUILDING DESCRIPTION</b>	
Bedroom 2 (22 m <sup>2</sup> )	Bedroom 3 (25 m <sup>2</sup> )	Double Story Former Bakery (102m <sup>2</sup> each floor) An attractive building now serving as a summer entertaining / games room. Equipped with electric heating and a cloakroom with wc.	
Family Bathroom (7 m <sup>2</sup> )	Separate WC ( m <sup>2</sup> )		
Bedroom 4 (22 m <sup>2</sup> )			

**For Further Information, please contact.**

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