

Charming Bearnaise Farmhouse With Outbuildings And Stunning Views In 2.8 Hectares



€ 599,000 fai

FCH1045

For those searching for a beautiful country home, with holiday rental potential, set in peaceful surroundings, this adorable bearnaise farm offers the perfect solution!

Approached via a well maintained country road, this lovely farmhouse with outbuildings is perched just above the woodlands below with spectacular views. The property consists of the four bedroom farmhouse and several outbuildings including a gym room with upper floor, a carport, a stable and a large barn, measuring 177m² ideal for conversion into further accommodation. Planning permission, granted in 2012, has since lapsed and will need to be renewed.

The farmhouse provides a spacious entrance hall, two bedrooms, a shower room, a kitchen, a sitting room with doors leading to a raised terrace on the ground floor and a summer dining room, with two further bedrooms, each with private shower / bathroom on the upper floor. The ground floor layout also provides the opportunity to separate one of the bedrooms as a self contained studio, with its independent kitchenette and living room area - ideal for short term rentals or a private space for guests to enjoy. There are several terraces surrounding the farmhouse, to soak up the sunshine, or to dine in the cooler shade throughout the year.

The gardens to the front, south east elevation are landscaped to include dining terraces, an above ground plunge pool with wooden deck, a vegetable plot and a firepit. The grounds to the rear, north-west elevation offer a wooden decked terrace with

views across the countryside beyond.

The property is conveniently located between the thermal spa town of Salies de Bearn and the historic market town of Orthez, both providing a good level of commerce, restaurants, annual festivals and medical facilities. The TGV to Paris from the station at Orthez takes just 4 hours. The atlantic coast around Biarritz can be accessed in 45 minutes via the autoroute. Nearest airports are Biarritz, Pau and Lourdes - approximately one hour and Toulouse and Bordeaux - approximately 2 hours.

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 : 200 m ²	No of Rooms Total : 7	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 2	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 470.00	Heating : Wood Burning Stoves and Electric radiators	Hot Water : Electric	

Construction

Year : 19th Century	Type : Residential
Roof : Tiled	

Services

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

Grounds

Land Area : 28,680 m ²	Boundary : Open to Countryside
Terrace : Deck Terrasse to Rear	Garden Well : Yes
Garage : No	Car Port : Yes
Swimming Pool : Above Ground 5M x 4M	
Outbuildings : Various Outbuildings	

Ancillary Buildings

Ground floor accommodation can be separated to provide an independent apartment, comprising a sitting room with kitchenette area, a bedroom and shower room.

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 24 03 1045

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