

Superb Maison de Maitre with Large Barn & Pool; walking distance from Vibrant Riverside Village



€ 495000 fai

FCH1069

The estate is approached via a private graveled driveway, leading past the remains of an old stone barn, adorned with wisteria, and the peaceful gardens planted with mature trees. The long colombage, half-timbered entrance hall, typical of an early 19th century Landaise Maison de Maître, leads to the ground floor rooms, comprising; a large sitting room, with open fireplace, a dining room, a kitchen leading to an outdoor covered dining terrace with an open fireplace, a utility room with central heating boiler and a shower room with WC. A beautiful carved staircase curls up to two upper floors; the first floor comprising three bedrooms, two shower rooms and a large reception room overlooking the park. The second floor offers a library and study on the landing, three further bedrooms, a family bathroom and separate WC.

The large barn to the side of the property provides space for parking vehicles and storage. A sauna and relaxation room, plus a playroom have been created in the rear part of the barn, along with a scullery kitchen. The park is divided into several zones; to the front, the mature trees and shrubs with the brook, offering shade and a tranquil place to relax, to the side, a useful area for a laundry line, and to the rear, a 5M x 12 swimming pool in a sunny, exposed situation, surrounded by more mature shrubs and a covered dining terrace.

The property has been inhabited as a permanent residence until very recently, and has therefore been maintained in good condition, with annual repairs and maintenance carried out. However, some gently refurbishing would be required in

modernization of the kitchen and bathrooms and the septic tank requires upgrading to comply with the latest regulations.

The pretty riverside town of Amou is just 2 kilometres away, accessed via rural path, making it practical for families with young children to cycle into town. The town provides a good level of basic commerces as well as a very good restaurant and a pizzeria. The larger market town of Orthez is situated 15 minutes south of Amou, with its high-speed TGV train connecting to Paris in under 4 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 : 352 m ²	No of Rooms Total : 10	No. Reception Rooms : 3	No. of Bedrooms : 7
Bathrooms : 2	Shower Rooms : 2	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 2741.00	Heating : Oil-fired central heating	Hot Water : Oil-fired	

Construction

Year : 1827	Type : Residential
Roof : Tiled	

Services

Tele / ADSL : FIBER OPTIC	Drainage : Septic Tank
Glazing : Double + Single paned windows	Eco Features : Some double glazing

Grounds

Land Area : 5000 m ²	Boundary : Partially enclosed
Terrace : Covered Terrace 18m2	Garden Well : Yes
Garage : In Barn	Car Port : No
Swimming Pool : 5x12m Chlorine	
Outbuildings : Large Barn	

Ancillary Buildings

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

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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