



# French Character Homes



*... belles demeures dans le Sud-Ouest*

## Turn Key Immaculate 3 Bed Village House with Swimming Pool & Enclosed Garden



**€ 275000 fai**

**FCH1171**

A Charming 3-Bedroom Village Property with Pool and Private Garden situated in a Pretty riverside market town and walkable to restaurants & amenities!

Nestled in a peaceful village, this beautifully renovated three-bedroom property offers the perfect turnkey solution, whether you're looking for a tranquil main residence, a relaxing holiday retreat, or a lucrative rental investment. With a manageable enclosed garden, an inviting in-ground pool, and high-quality finishes throughout, this home is ready to move in and enjoy.

Meticulously renovated by a reputable local builder, the property ensures peace of mind for future homeowners, offering both modern comforts and character. Upon entering, you're welcomed into a hallway leading to a double bedroom with an ensuite shower room. The heart of the home is the open-plan living, kitchen and dining area, which spans the rear of the ground floor. This space enjoys seamless access to a charming stone terrace, perfect for al fresco dining and overlooking the sparkling in-ground pool.

At the end of the garden, there is a small outbuilding offering versatile space for a variety of uses, such as a home office, studio, or storage. A gate from the garden provides direct access to the surrounding countryside, ideal for nature lovers or those seeking a peaceful retreat.

On the first floor, you'll find two generously sized double bedrooms with beautiful exposed roof beams that add to the home's rustic charm. The central bathroom is a luxurious space, featuring both a bath and a walk-in shower – the perfect spot to unwind after a long day.

With its combination of modern comforts, outdoor space, and proximity to nature, this property is an exceptional find. Whether you're looking for a comfortable family home, a stylish holiday escape, or a profitable rental, this property offers endless potential.

#### Key Features:

- 3 double bedrooms, including one ensuite
- Open-plan living/dining/kitchen with direct poolside access
- In-ground pool & private garden
- Exposed roof beams on the first floor
- Central bathroom with bath and walk-in shower
- Small outbuilding for additional use
- Direct access to the countryside
- Fully renovated to a high standard

Don't miss the chance to own this exquisite village property. Contact us today to arrange a viewing!

#### Prime Location in the Heart of South-West France

Nestled in the charming riverside town of Amou, this property offers the perfect balance of tranquility and convenience. Amou boasts a selection of essential shops, a renowned local restaurant, and a cozy pizzeria, providing everything you need for day-to-day living. For larger amenities, the historic market town of Orthez is just 15 minutes away, offering a range of services and an excellent transport connection, including a high-speed TGV train that reaches Paris in under four hours.

This property is ideally located for those who enjoy both coastal and mountain escapes. Just one hour from the beautiful beaches of the Landes, including popular destinations like Soorts-Hossegor, and only 1.5 hours from the vibrant coastal city of Biarritz, it offers easy access to the Atlantic coastline. Additionally, the ski resorts of the Pyrenees and the Spanish border are within a 1.5-hour drive, making it an excellent base for year-round activities.

With its central location in the sought-after region of South-West France, this property provides exceptional accessibility to both nature and key urban hubs.

Video available under MORE OPTIONS

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 : 80 m <sup>2</sup>	No of Rooms Total : 4	No. Reception Rooms : 1	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 703.00	Heating : Electric	Hot Water : Electric	

<b>Construction</b>		<b>Services</b>	
Year : 19th century	Type : Residential	Tele / ADSL : Yes	Drainage : Mains Drainage
Roof : Tiled : Overall in 2010		Glazing : Double	Eco Features : Insulated walls / ceilings
<b>Grounds</b>			
Land Area : 190 m <sup>2</sup> Boundary : Fully Enclosed Terrace : Yes      Garden Well : No Garage : No      Car Port : No Swimming Pool : 4 x 9m   Chlorine   Alarm Outbuildings : Outbuilding 15m <sup>2</sup>			
<b>Ancillary Buildings</b>			

For Further Information, please contact.

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