

## Multi-Dwelling Property to include a Spacious Manor House & 5 Rental Cottages



**€ 895000 fai**

**FCH1094**

This pretty Manor House is a multiple dwelling property set in 5 hectares of lush, green land on high ground just outside Pau. The style of building is a 'chartreuse' - a bourgeois style of house offering one-and-a-half-storied living and a cellar. The buildings are set around two attractive stone courtyards with water features. The main house sits at the centre and is currently set up as three large en-suite bedrooms and a self-contained studio, as well as a dining room, principal sitting room, a second sitting room, powder room and a dine-in kitchen. If required, there is a connecting door to the studio apartment which could be used to increase the number of bedrooms within the main house to four or five. Additionally, there is a connecting door to another apartment at the rear which could increase the number of bedrooms in the main house to seven.

The property is being sold by an architect who renovated it several years ago for his own use. He has substantially redesigned and refurbished the property to provide a main dwelling for himself and his family and five rental 'cottages' plus a caretaker's studio. The fittings in the main house are generally of good quality and require only cosmetic updating. The house boasts its original fireplaces and has also been fitted with a couple of wood-burning stoves.

The main house is entered through double doors leading to a wood-panelled hall of generous proportions. There are many windows, giving a bright and cheerful ambiance in the double-aspect sitting room on the right. To the left, is a square, wood-panelled dining room. Further down the hall, on the left is a powder room and beyond that a large, well-fitted kitchen. The kitchen units are painted wood with granite worktops and feature a double sink built into a central island. To the left, is a

dining area with breakfast cupboard. At the rear, there is a walk-in pantry. The kitchen door leads to a very attractive rear courtyard with olive trees and a water feature. The side wall of the courtyard is the oldest part of the property and features the remains of a belltower. Returning to the main hall, across from the kitchen, there is a second sitting room with butler's pantry (currently used as an office). This room has an archway connecting it with the main sitting room.

To the rear of the house, there is a master bedroom suite containing a double aspect bedroom, a dressing area with storage, a powder room with a double marble washstand and marble vanity table, and a bathing area with spa bath, walk-in shower, and WC.

Taking the carved, wooden stairs to the upper level, you will find yourself on a landing that is bright and welcoming thanks to two roof lanterns. At the rear of the house is an attractive double-aspect twin bedroom with sitting area, bathroom, and study area. A third double bedroom and bathroom complete the 'family' part of the house. There is also a studio apartment on this level with a fitted kitchen/sitting room, a bathroom, and a bedroom. This would be perfect for an older teenager or relative wanting semi-independent living. Alternatively, it could be reintegrated into the main body of the house.

The basement of the house contains its working parts: an energy efficient heat pump plus oil-fired central heating boiler, a laundry room and a workshop.

Behind the main house, on the opposite side of the rear courtyard, is a 'conciergerie.' This is a light and airy two-bedroom unit, with an open-plan kitchen-living room. Again, this could be ideal for teenagers or older relatives if not required for business use. Next to the conciergerie, is a garage and behind that an open barn where the garden machinery is kept.

The remaining apartments are accessed via the courtyard at the front of the house. There are two two-bed apartments and two one-bed apartments. All have their own outdoor space, independent access and parking. They are all in a good condition with only minor repairs and refreshing required.

The gardens are mainly laid to lawn and bordered by mature trees and a brook that create a tranquil and sheltered environment. The property is surrounded by nature and feels as if it is deep in the countryside even though it is quite close to town. A part of the garden has been dedicated to a large outdoor entertainment area, featuring a swimming pool with outdoor shower, a terrace with barbecue and outdoor kitchen and a garden chalet with a jacuzzi. This area has not been used for a while and needs a little work, but the layout is very good, and it requires little imagination to see what a fantastic space it would be once restored to its full glory.

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 : 600 m²	No of Rooms Total : 20	No. Reception Rooms : 9	No. of Bedrooms : 11
Bathrooms : 9	Shower Rooms : 0	W.Cs : 10	Utility Room : Yes
Tax Fonciere : € 7332.00	Heating : Heat Pump plus Oil-Fired Boiler. Electric in Cotta	Hot Water : Electric	

**Construction**

Year : 1900s                      Type : Residential  
Roof : Slate

**Grounds**

Land Area : 51032 m<sup>2</sup>                      Boundary : Partially enclosed  
Terrace : Yes                      Garden Well : Yes -  
Garage : Yes                      Car Port : Yes  
Swimming Pool : Yes - not in use  
Outbuildings : 5 cottages, 1 garage, 1 car port, 1 garden chalet

**Services**

Tele / ADSL : Yes                      Drainage : Septic Tank - non conform  
Glazing : Double                      Eco Features : Double glazing

**Ancillary Buildings**

5 Rental Units - 3 x 2beds plus 2x 1bed. There are 5 rental units which reportedly provided 3,100 Euros p/m as long-term lets. This represents a gross yield of over 4%. The property would also lend itself well to a retreat type business and large gatherings such as weddings could be hosted in the o

**For Further Information, please contact.**

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