

Authentic 19C Farmhouse with Interesting Outbuildings & Open Countryside Views



€ 255,000 fai

FCH1141

This charming 19th-century Farmhouse, with its interesting ensemble of out-buildings, is offered for sale Fully Furnished. The property sits between the Madiran and Tursan vineyards, with open views over the countryside, towards the distant Pyrénées.

The property has been sympathetically renovated by its current owners to include re-wiring, the installation of a fully compliant septic system (with sufficient capacity to cater for potential conversion of the adjacent barn) and the addition of four new ensuite shower rooms.

This deceptively large property now offers comfortable accommodation to include a sitting room; a dining kitchen connecting to both the dining room and the utility room; a shower room and guest cloakroom and a third (currently unused) reception room which could serve as a ground floor bedroom, or games room. The first floor offers four large ensuite bedrooms and access to the attic where there is further potential for conversion, if required.

The ensemble of out-buildings include a former stable with a hayloft (77m²), a henhouse (63m²) and an old tobacco drying hangar (81m²). The original out-buildings offer interesting potential for workshops, animal shelters, car garaging or further conversion (subject to planning approval). There is also a modern garage adjoining to the main house which could be transformed into a summer kitchen or extra living space, with views towards the Pyrénées.

The property is accessed via a small country lane and set on a quiet, elevated plot of approximately 6,000 m². The surrounding countryside is littered with vineyards and small-holdings. The historic city of Pau is just a 40 mins drive south and the nearby market towns of Garlin and Arzacq are both reachable in 10 and 15 minutes respectively. The Atlantic coast is under 90 minute drive away. The local airports include Pau, Lourdes, Bordeaux, and Toulouse making access simple.

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 : 260.30 m ²	No of Rooms Total : 7	No. Reception Rooms : 3	No. of Bedrooms : 4
Bathrooms : 0	Shower Rooms : 5	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 731.00	Heating : Wood Fire & electric	Hot Water : Electric	

Construction

Year : 1890	Type : Residential
Roof : Tiles	

Services

Tele / ADSL : Yes	Drainage : Septic Tank (conform)
Glazing : Single Glazed	Eco Features :

Grounds

Land Area : 6091 m ²	Boundary : Partially Closed
Terrace : No	Garden Well : Yes
Garage : Yes	Car Port : Yes
Swimming Pool : No	
Outbuildings : Barn, Tobacco Drying Hangar and Henhouse	

Ancillary Buildings

Garage 42.77m² Former Stable 77.38m² Former Winery
34.53m² Former aviary 63m² Tobacco Drying Barn 81.07m²

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
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Affilié CGAIM 89, rue La Boétie – 75008 Paris