

## Magnificent 17C Property with 4 bedroom Guest Cottage 30 minutes from Pau



**€ 750,000 fai**

**FCH1133**

Set in gardens with land of just under 4 acres this lovely farmhouse, with its adjoining 4 bedroom guest cottage, benefits from both total tranquility and the convenience of being just 5 minutes from the well-served market town of Monein, and 30 minutes from the historic city of Pau, its airport and its international school.

Dating back to circa 1650, this property is composed of a family home of 250m<sup>2</sup> consisting of a private south-facing courtyard leading into the entrance hallway. To the right is a small scullery, the dining room with its original large working fireplace, and a small office; to the left a dining kitchen which leads into a large sitting room with a monumental stone fireplace with wood-burning stove. Large arched glass doors open onto the courtyard flooding the room with natural light.

A period oak staircase rises to the first floor landing with its authentic Béarnaise balcony. This floor offers a master bedroom suite consisting of a large bedroom with a cathedral ceiling of 4.7m, an en-suite shower room, a dressing room and a small library. A second large bedroom of 32m<sup>2</sup> and a family bathroom completes the first floor. The second floor currently houses a large entertaining room with bar, and an undeveloped, but insulated, attic space. This area could easily be transformed into comfortable bedrooms.

The guest cottage (105m<sup>2</sup>) is situated on the eastern side of the property and offers a large open plan kitchen and living room with french windows onto a private garden. The first floor offers a master bedroom with en-suite shower room; a double

bedroom and a family bathroom. The second floor offers two further bedrooms one of which has en-suite bathroom.

The ensemble sits in just under one and a half hectares of land with beautiful open views over the surrounding countryside and vineyards of this wine growing area. A large 12x6m pool, is ideally situated between the two dwellings offering a communal area to relax and enjoy the poolside views.

There is also a large 3 car garage with workshop and woodstore on the grounds.

This exceptional property would appeal to someone looking for a family home with an independant cottage for either an additional revenue, or for visiting friends and family; a peaceful rural location yet close to a well served market town and easily reachable to a city with its wider choice of schools and its airport. The international airports of Biarritz and Lourdes are also within an hour of the property.

Pau is the capital city of the Pyrenees Atlantic and has an excellent choice of schools as well as offering leisure & sporting facilities such as rugby, basketball, handball, kayaking. The city plays an important role in the equestrian world, as well as playing host to an annual 'Monaco style' Grand Prix and the Tour de France.

Gourette, the closest ski station can be reached in just under an hours drive & Biarritz and the beaches of the Atlantic Coast are slightly over an hours drive.

Viewing is highly recommended!

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 : 355 m²	No of Rooms Total : 10	No. Reception Rooms : 3	No. of Bedrooms : 7
Bathrooms : 3	Shower Rooms : 2	W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 1100.00	Heating : Oil Fired & Electric	Hot Water : Oil Fired	

### Construction

Year : 1650	Type : Residential
Roof : Slate	

### Grounds

Land Area : 14553 m²	Boundary : Partially Enclosed
Terrace : Several	Garden Well : Yes
Garage : Yes, 47.64m2	Car Port : No
Swimming Pool : 12 x 6m	
Outbuildings : Garage 47.64m2 + Workshop 15.85m2	

### Services

Tele / ADSL : Yes	Drainage : Septic Tank : 2021 report Conforms
Glazing : Mixed Double & Single	Eco Features : Partially Double Glazed, Well

### Ancillary Buildings

Garage 47.64m2 + Workshop 15.85m2
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**For Further Information, please contact.**

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**Joanne Davey**

**S.A.S. French Character Homes**

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

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