

Immaculately Presented Converted Bergerie With Mountain Views And 2.6 Hectares Of Private Land



€ 445,000 fai

FCH1032

French Character Homes is delighted to present this exceptional country house sitting in 2.6 hectares of private land - ideal for horses.

The property consists of a beautifully converted bergerie (sheepfold), presented over three floors and offering three bedrooms, each with their own private bathroom facility. The old stone bergerie, formally a ruin, has been entirely reconstructed between 2007 and 2010, including a new roof and roof beams, double glazing, insulation and a heat pump central heating system, firing the underfloor heating on the ground floor.

The approach to the bergerie is via a driveway leading past the property to the garage at the rear and hard standing for several more vehicles. Steps lead up to a south facing terrace and the entrance level of the bergerie. The ground floor has an attractive open-plan layout, with a large dining kitchen leading through to the spacious sitting room open to the beautiful roof beams. This charming room also features a south facing picture window, with a pretty balcony, showcasing the stunning mountain views. Two bedrooms can be found at each end of the ground floor plan, both with private en-suite shower rooms.

An attractive wood staircase leads to the upper floor level, with an office space on the landing. A beautifully appointed guest

bedroom, with built in cupboards, lies to the left of the landing, a bathroom with WC to the right.

The lower ground floor is reached via a staircase from the entrance hall, but can also be accessed via patio doors from the garden level. This floor is divided into two parts; a large utility and storage area with WC, and a double garage. Outside, the grounds surrounding the house have been mindfully landscaped to provide colour through the seasons, including a mature wisteria climbing to the balcony level. Views can be enjoyed from the south facing terrace, plus a north facing terrace to the rear of the property provides shade for summer dining. An above ground swimming pool is ideal for entertaining the children and cooling off during the summer months. The land beyond the gardens, leading to a small stream, offers sufficient grazing for horses.

The village shops are a 10 minute walk away with a renowned Boulangerie -Patisserie, cafe, restaurant and hairdressers, the local supermarket is in the neighbouring village. Local activities include a riding school, open air swimming pool and wonderful hiking trails from the doorstep.

The amenities of the market towns of Oloron Sainte Marie and Tardets are both 15 a minute drive away.

The valley is known for its connections with Alexander Dumas who stayed in a local Chateau whilst writing "The Three Musketeers" and the village of Aramits is said to have inspired the name of Aramis, one of the Musketeers

The ski stations of La Pierre St Martin and Issarbe are both within a 30 minute drive along with the famous East to West Pyrenean hiking trail the GR10 and the Spanish border.

The beaches of Biarritz and the Atlantic coast are all reached within 1hr45.

There are three airports in this region within 1hr30, Pau Biarritz and Lourdes/Tarbes.

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 : 160 m ²	No of Rooms Total : 6	No. Reception Rooms : 2	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 2	W.Cs : 4	Utility Room : Large Utility Room 36m ²
Tax Fonciere : € 918.00	Heating : Heat Pump, Underfloor, Wood Burner	Hot Water : Electric	

Construction**Services**

Year : 18th Century Type : Residential

Tele / ADSL : Yes / Yes

Drainage : Mains Drainage

Roof : Slate - Re-roofed in 2009 / 2010

Glazing : Double Glazing
ThroughoutEco Features : Double Glazing;
Heat Pump Heating System**Grounds****Ancillary Buildings**Land Area : 26685 m² Boundary : Partially enclosed

Terrace : Yes x 2; South and North Facing Garden Well : No

Garage : Garage 48.5m² Car Port : Hard Standing for 4+
vehicles or Camper VanSwimming Pool : Above Ground Pool 20m²

Outbuildings : No

For Further Information, please contact.

Document non-contractuel Mandat 24 01 1032

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.comR.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