

**Breathtaking Pyrenean Views from this Handsome Basque Property set in 1 hectare of Land**



**€ 475.000 fai**

**FCH1073**

Approaching the house by a wooded lane the property is framed by the surrounding foothills and the mountains beyond. Entering the house into a large light entrance hall with through doors to the terrace beyond. A doorway leads to the cosy sitting room with a wood burning stove. The hallway opens into the spacious living room of 38m<sup>2</sup> with an open plan kitchen in the far corner. The handsome stone fireplace is equipped with a pellet wood burner and a secondary wood burner. A doorway leads to the utility room and pantry with a shower room and WC.

Stairs from the sitting room lead to the master bedroom with views to the gardens and mountains and a small dressing room. The landing leads to the study and two further bedrooms and the family bathroom with underfloor heating and WC.

The large attic area of approximately 90m<sup>2</sup> could be converted into additional living space.

From the hallway glassed doors lead outside to the large south facing terrace of 150m<sup>2</sup> with panoramic mountain views and steps down to the grassed garden area. The land of 1hectare surrounds the property with a wooded area of approximately 3000m<sup>2</sup> and a natural spring.

The stone barn of 60m<sup>2</sup> lies to the north of the property and is currently used as a workshop and garage.

This is an area of outstanding natural beauty and pastoral traditions which have been preserved by the farmers and inhabitants of the surrounding villages and area.

The nearest amenities with a choice of restaurants, banks, supermarket, primary school and medical centre are a 10 minute drive away in the large village of Tardets - Sorholus which has a local market and the town of Mauleon Licharre with its lively markets and all amenities is a 20 minute drive away. More importantly there are many local farm producers of cheese, eggs, dairy produce and meat on the doorstep!

The nearest ski stations of La Pierre Saint Martin and Issarbe and the Spanish border are all within 50 minutes of the property. There are many hiking trails from the house and the nearby GR10 - the famous Pyrenees walk from the Atlantic coast to the Mediterranean sea.

The airports of Pau, Biarritz and Lourdes/Tarbes are all within 2 hours. The market town of Oloron Sainte Marie is 30 minutes away with its railway connection to Pau.

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 : 180 m <sup>2</sup>	No of Rooms Total : 6	No. Reception Rooms : 2	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 920.00	Heating : 2 wood burners	Hot Water : Electric immersion heater	

### Construction

### Services

Year : 1820	Type : Residential	Tele / ADSL : Yes	Drainage : Septic tank
Roof : Slate		Glazing : Double	Eco Features : Double glazed

### Grounds

### Ancillary Buildings

Land Area : 10,002 m <sup>2</sup>	Boundary : Partly fenced and hedged	BARN 60m <sup>2</sup>
Terrace : 150m <sup>2</sup>	Garden Well : Spring	
Garage : In barn	Car Port : 2 cars	
Swimming Pool : No		
Outbuildings : Barn 60m <sup>2</sup>		

**For Further Information, please contact.**

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