

Superb Maison de Maitre with Large Barn & Pool; walking distance from Vibrant Riverside Village



€ 495000 fai

FCH1069

The estate is approached via a private graveled driveway, leading past the remains of an old stone barn, adorned with wisteria, and the peaceful gardens planted with mature trees. The long colombage, half-timbered entrance hall, typical of an early 19th century Landaise Maison de Maître, leads to the ground floor rooms, comprising; a large sitting room, with open fireplace, a dining room, a kitchen leading to an outdoor covered dining terrace with an open fireplace, a utility room with central heating boiler and a shower room with WC. A beautiful carved staircase curls up to two upper floors; the first floor comprising three bedrooms, two shower rooms and a large reception room overlooking the park. The second floor offers a library and study on the landing, three further bedrooms, a family bathroom and separate WC.

The large barn to the side of the property provides space for parking vehicles and storage. A sauna and relaxation room, plus a playroom have been created in the rear part of the barn, along with a scullery kitchen. The park is divided into several zones; to the front, the mature trees and shrubs with the brook, offering shade and a tranquil place to relax, to the side, a useful area for a laundry line, and to the rear, a 5M x 12 swimming pool in a sunny, exposed situation, surrounded by more mature shrubs and a covered dining terrace.

The property has been inhabited as a permanent residence until very recently, and has therefore been maintained in good condition, with annual repairs and maintenance carried out. However, some gently refurbishing would be required in

modernization of the kitchen and bathrooms and the septic tank requires upgrading to comply with the latest regulations.

The pretty riverside town of Amou is just 2 kilometres away, accessed via rural path, making it practical for families with young children to cycle into town. The town provides a good level of basic commerces as well as a very good restaurant and a pizzeria. The larger market town of Orthez is situated 15 minutes south of Amou, with its high-speed TGV train connecting to Paris in under 4 hours.

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 : 352 m ² | No of Rooms Total : 10 | No. Reception Rooms : 3 | No. of Bedrooms : 7 |
| Bathrooms : 2 | Shower Rooms : 2 | W.Cs : 5 | Utility Room : Yes |
| Tax Fonciere : € 2741.00 | Heating : Oil-fired central heating | Hot Water : Oil-fired | |

Construction

| | |
|--------------|--------------------|
| Year : 1827 | Type : Residential |
| Roof : Tiled | |

Services

| | |
|---|------------------------------------|
| Tele / ADSL : FIBER OPTIC | Drainage : Septic Tank |
| Glazing : Double + Single paned windows | Eco Features : Some double glazing |

Grounds

| | |
|----------------------------------|-------------------------------|
| Land Area : 5000 m ² | Boundary : Partially enclosed |
| Terrace : Covered Terrace 18m2 | Garden Well : Yes |
| Garage : In Barn | Car Port : No |
| Swimming Pool : 5x12m Chlorine | |
| Outbuildings : Large Barn | |

Ancillary Buildings

For Further Information, please contact.

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