

A Tastefully Renovated Village House with Rear Country Aspect & 2.8HA of Grazing Land



€ 415000 fai

FCH1049

Positioned in the heart of a sleepy village, and yet with open views over its 2.3 hectares of private grazing land, sits this spacious 18th century Maison de Maitre. The property sits 5 minutes from the tourist town of Morlanne with its 14C chateau, restaurants and popular local market. The well served market town of Arzacq can be reached in just 10 minutes and the beautiful historic city of Pau, with its airport, international school, race course, boutiques and restaurants, is a mere 40 minute drive.

Dating back to 1909, this stunning Maison de Maitre is bathed in natural light and feels completely private with the majority of its rooms orientated to the rear aspect and benefiting from uninterrupted views across the countryside.

Accommodation of over 300m² is spread over two light-filled storeys. The main entrance opens into a generous hallway with a large dining kitchen to the left, with its original fireplace and direct access to a raised dining terrace with a generous pool.

Leading straight ahead of the main entrance is a spacious living room with a large picture window. A master bedroom with ensuite shower room and dressing room plus a second living room complete the ground floor accommodation.

The second floor offers four further bedrooms and a family bathroom. There is also an area between bedrooms 3 and 4 to install a second bathroom, if required.

A large insulated attic space of 56m² completes the accommodation.

The terrace and pool area leading from the kitchen connects to the rear of the property where there is access to the basement

which covers the entire footprint of the property.

A wooden stable block with 3 stables and 2.3 hectares of fenced land complete this highly desirable, and competitively priced, property.

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 : 321 m ² | No of Rooms Total : 7 | No. Reception Rooms : 2 | No. of Bedrooms : 5 |
| Bathrooms : 1 | Shower Rooms : 2 | W.Cs : 3 | Utility Room : Yes in basement |
| Tax Fonciere : € 0.00 | Heating : Electric | Hot Water : Electric | |

Construction

Services

| | | | |
|--------------|--------------------|---------------------------|------------------------|
| Year : 1909 | Type : Residential | Tele / ADSL : Yes | Drainage : Septic Tank |
| Roof : Slate | | Glazing : Double + Single | Eco Features : |

Grounds

Ancillary Buildings

| | |
|----------------------------------|-------------------------------|
| Land Area : 23038 m ² | Boundary : Partially enclosed |
| Terrace : Yes | Garden Well : |
| Garage : No | Car Port : No |
| Swimming Pool : Yes | |
| Outbuildings : Stable Block | |

For Further Information, please contact.

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