

**A Magnificent Country Residence dating to 1895, Large Pool & Mature Orchard**



**€ 580000 fai**

**FCH1061**

This substantial country residence, built in 1895 but with origins dating back to 1609, typically epitomises local architecture with its river stone facade, picon tiled roof and original stone fireplaces. Ideally situated in the Madiran wine region, just 5 minutes from the market town of Garlin which offers several restaurants, a supermarket, medical facilities etc., and within easy reach of the A65 connecting Pau to Bordeaux. The beautiful historic city of Pau, with its international school and airport, can be reached within a forty minutes drive.

The property sits within well maintained grounds of 5,700m<sup>2</sup> to include a mature orchard of apple, cherry, plum, fig and apricot trees, in addition to the vines and kiwi plantations; a vegetable plot; and a large 12x6m swimming pool.

The property is entirely enclosed and benefits from two entrances. The west-side entrance opens into a large gravelled driveway with ample parking for numerous cars; a garage and a rose laden car-port. An adjoining building to the rear houses a workshop and wine cellar.

The main entrance opens into a spacious hallway; to the right is the kitchen and living room with its original working stone fireplace and direct access to the dining terrace and rear gardens. To the left is the sunroom which serves as the dining room; a recently fitted shower room; a guest cloakroom and the utility room.

The winter sitting room, with its magnificent stone fireplace, and the formal dining room are both located on the first floor, together with two double bedrooms. The second floor offers a study and two further double bedrooms, one of which has a washroom with a wc, wash-hand basin and dressing area.

Located just 80 minutes from the ski slopes and the vast sandy beaches of the Atlantic Ocean this substantial property could not be better located for an active family wishing to enjoy the pleasures of the 'great outdoors'!  
Pau airport can be reached in just 25 minutes; Biarritz airport 1hr 15mins and Toulouse & Bordeaux airports 2 hrs.

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 : 220 m <sup>2</sup>	No of Rooms Total : 7	No. Reception Rooms : 3	No. of Bedrooms : 4
Bathrooms : 0	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 810.00	Heating : Oil-Fired	Hot Water : Oil-Fired	

### Construction

Year : 1609, 1895	Type : Residential
Roof : Picon Tiles	

### Services

Tele / ADSL : Fibre Optic	Drainage : Septic Tank
Glazing : Double Glazing	Eco Features : Double Glazing

### Grounds

Land Area : 5777 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well :
Garage : Yes	Car Port : Yes
Swimming Pool : 12x6m Chlorine, Alarm Security	
Outbuildings : Garage, Workshop, Wine Cellar	

### Ancillary Buildings

**For Further Information, please contact.**

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