

A Charming Farmhouse, with Barn & Pool, situated in Open Countryside on the edge of its Village



€ 335,000 fai

FCH1113

This authentic farmhouse, with its neighbouring barn and in-ground pool, sits on the edge of its sleepy village within its 7,457m² of grounds and has the convenience of being just 30 minutes from the historic city of Pau, its airport and its international school.

With its origins dating back to 1772, this deceptively large property offers a generous sized living room (with wood-pellet burner) which opens into a large kitchen and utility room. A double bedroom with dressing room, bathroom and separate wc, completes the ground floor. Two further bedrooms, a study area and shower room are found on the first floor.

An independent barn of 100m² split between two levels offers plenty of space for a workshop, garage or hobby area or potentially conversion into additional accommodation.

The property is ideally situated within a 10 minute drive from the market towns of Lembeye and Morlaas and a 25 minutes drive from the beautiful historic city of Pau with its international school, wide selection of shops and restaurants. The coastal resort of Biarritz; the ski slopes of the Pyrénées and the Spanish border can all be reached in just over one hours drive. Pau airport 20 minutes; Tarbes / Lourdes airport 40 minutes; Biarritz airport one hour; Bordeaux and Toulouse airports both two

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 : 152 m²	No of Rooms Total : 4	No. Reception Rooms : 1	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1	W.Cs : 1	Utility Room : Yes
Tax Fonciere : € 832.00	Heating : Oil-Fired	Hot Water : Oil-Fired	

Construction

Year : 1772	Type : Residential
Roof : Tiled	

Services

Tele / ADSL : Yes	Drainage : Septic Tank (Conform January 2025)
Glazing : Double	Eco Features : Wood Pellet Stove (installed July 2021), Double Glazed, Insulated roof

Grounds

Land Area : 7457 m²	Boundary : Partially
Terrace : Yes	Garden Well : Yes but blocked
Garage : In Barn	Car Port :
Swimming Pool : 8x4m Chlorine, Roller Cover	
Outbuildings : BARN + WOODEN CHALET	

Ancillary Buildings

BARN : 100m2 WOODEN CHALET

For Further Information, please contact.

Joanne Davey

French Character Homes
Telephone: +33 (0)5 59 12 28 13
Mobile: +33 (0)6 77 70 21 98
sales@frenchcharacterhomes.com
www.frenchcharacterhomes.com

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S.A.S. French Character Homes

R.C.S. PAU: 514275239 N° TVA : FR86514275239
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Affilié CGAIM 89, rue La Boétie – 75008 Paris