

Authentic Landaise Farmhouse with 2 Guest Cottages, Pool, 1.2HA of Flower-Filled Cottage Gardens



€ 589,500 fai

FCH1109

Nestled within 1.2 hectares (3 acres) of flower-filled cottage gardens stands this traditional Landaise farmhouse with its two self-contained guest cottages and swimming pool. Situated in a quiet, but not remote, location just 9 minutes from the riverside market town of Amou and 15 minutes from the larger town of Orthez with access to the A64 connecting Pau to Biarritz.

If you are looking for a charming and spacious home with two independent dwellings (for rental or personal use) set in beautiful mature cottage-style gardens with an array of different plants, trees, woodland and meadow, then this is the house for you!

The ensemble includes a five bedroom home with an adjoining one-bedroom gîte; a neighbouring three bedroom gîte; a large garage (93m²); an unground pool with protective cover; a fenced chicken run; a wood store; an orchard with mature plum, fig, apple, cherry and apricot trees and a well stocked vegetable garden.

The main property measures 167m². A large living room with woodburning stove and semi open-plan with kitchen, occupies the central section of the ground floor with a covered dining terrace to the east and conservatory to the west. The south wing houses three double bedrooms and the north wing, a study, a bathroom and a utility room. A further fourth / fifth bedroom is

found on the first floor alongside a fully insulated and boarded storage room, which could be converted into an en-suite bedroom. A cosy sitting room, with open fireplace, opens into the adjoining gîte (44m2) which also offers a dining kitchen, double bedroom with ensuite shower room and private terrace.

The independent, and larger gîte (80m2), covers the first floor of the former barn. Access is via steps to the rear of the building at the base of which is a private dining terrace. The entrance opens into a living room with wood-burning stove and semi-open kitchen. Three double bedrooms, a bathroom and separate wc complete the accommodation.

The ground floor of the former barn offers a large open space of 93m2 ideal for garaging or workshop. This then leads into a large potting shed which overlooks the swimming pool.

The neighbouring town of Amou offers all basic amenities including an indoor farmers' market, bakeries, post-office, a pizzeria and a reputable restaurant. 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, and access onto the A64 east to Pau and west to the sandy Atlantic beaches.

A real jewel on the market and not to be missed in this beautiful region, viewing is highly recommended!

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 : 292 m ²	No of Rooms Total : 12	No. Reception Rooms : 3	No. of Bedrooms : 9
Bathrooms : 2	Shower Rooms : 1	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 1200.00	Heating : Gas (House) Electric (Gite)	Hot Water : Gas	

Construction

Year : 1830	Type : Residential
Roof : House (Re-Tiled 2017) : Gite (Re-Tiled 2022)	

Services

Tele / ADSL : FIBRE OPTIC	Drainage : Septic Tank
Glazing : Single	Eco Features :

Grounds

Land Area : 12398 m ²	Boundary : Partially enclosed
Terrace : Several	Garden Well : Yes
Garage : In barn	Car Port :
Swimming Pool : 11x6m Chlorine. New Liner 2023. New Cover 2024	
Outbuildings : Large Barn, Chicken Coop, Wood Store	

Ancillary Buildings

Indépendant Gîte (80m2): Open-plan living / kitchen; 3 bedrooms, bathroom and wc. Adjoining Gîte (44m2): Sitting room, kitchen, bedroom with ensuite shower room GARAGE 93m2

For Further Information, please contact.

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Joanne Davey

S.A.S. French Character Homes

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

R.C.S. PAU: 514275239 N° TVA : FR86514275239
Carte Transaction Immobilière CPI 6402 2017 000 019 047
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris