

**A Characterful late 18C Village Home, with Guest Annex & Barn**



**€ 370000 fai**

**FCH1070**

This exceptionally charming character home, dating back to 1796, is situated in the heart of its village just 20 minutes from the historic city of Pau. With easy access to the communication links, airport and shops, this property would appeal to someone who's looking to integrate into the local community life whilst not being too isolated from restaurants and general amenities.

This authentic property boasts a wealth of period features such as stone slab flooring, original fireplaces, wide oak flooring and beamed ceilings. One could be forgiven for assuming that it has been untouched over the centuries. However, the property also boasts the modern day comfort of underfloor heating to the ground floor, plus connection to mains gas and drainage.

The main entrance opens into a small hallway with its period staircase opposite. To the left is the study and a guest cloakroom. To the right of the entrance is a spacious sitting / dining room, with its original fireplace and exposed stone walls, which leads into the kitchen and utility room.

The first floor offers three double bedrooms and a large bathroom. There is the potential to add further bedrooms in the attic, if required.

The house sits opposite its former barn and forms an attractive courtyard with gates leading into the village. The garden to the

side of the property is terraced and partially laid to lawn. There is a separate entrance to the rear of the main house which serves its one bedroom guest annex.

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 : 200 m <sup>2</sup>	No of Rooms Total : 7	No. Reception Rooms : 3	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 1	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 1564.00	Heating : Mains Gaz	Hot Water : Gaz	

### Construction

Year : 1796	Type : Residential
Roof : Slate	

### Services

Tele / ADSL : Yes	Drainage : Mains Drainage
Glazing : Single	Eco Features :

### Grounds

Land Area : 1164 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : Yes
Garage : In Barn	Car Port :
Swimming Pool : No	
Outbuildings : BARN (114m2 x 2 levels)	

### Ancillary Buildings

GUEST ANNEX : 29m2 (living room, kitchen, shower room and bedroom) BARN 114m2 x 2 levels

**For Further Information, please contact.**

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