

An Attractive Family Home with Guest Annex offering Rental Potential, 10 mins South of Pau



€ 499000 fai

FCH1097

Nestled in a picturesque and peaceful setting, this unique family home with an adjoining guest annex offers a true haven of peace. Situated just 8 km south of Pau's historic center, it perfectly blends the charm of rural tranquility with the convenience of nearby amenities.

Set on a mature 2,000m² plot, this home opens onto a lush garden, a secure pool with a terrace, and ample parking space. The expansive garden, perfect for moments of relaxation, invites you to enjoy sunny days throughout the year.

The ground floor offers an open plan spacious living area of over 60 m² bathed in natural light, featuring exposed beams and opening onto a covered terrace; an open kitchen seamlessly integrated into the living area; a bathroom; a separate WC and direct access to the covered dining terrace and pool for ultimate comfort and convenience.

The upper floor offers three spacious bedrooms, including a master suite with a dressing room, private balcony, and stunning views of the garden and pool; a well-equipped bathroom with a shower and separate WC and a versatile playroom, which could be converted into an additional bathroom or office space.

An adjoining one bedroom apartment with a private terrace and separate entrance offers the opportunity to generate rental

income through platforms like Airbnb or simply accommodate family and friends. A true bonus to maximize the property's potential!

This property would be ideal for a family seeking a serene and light environment, just a stone's throw from the historic city of Pau with rental potential.

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 : 170 m ²	No of Rooms Total : 6	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 1	W.Cs : 3	Utility Room : Boiler Room
Tax Fonciere : € 1501.00	Heating : Gas Fired	Hot Water : Electric	

Construction

Year : 1997	Type : Residential
Roof : Tiled	

Services

Tele / ADSL : Yes	Drainage : Septic Tank
Glazing : Double	Eco Features :

Grounds

Land Area : 2000 m ²	Boundary : Enclosed
Terrace : Yes	Garden Well : No
Garage : No	Car Port : Garden Shed
Swimming Pool : 4.5 x 9m Saltwater Automatic Shutter	
Outbuildings : No	

Ancillary Buildings

1 Bed Gîte

For Further Information, please contact.

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Document non-contractuel Mandat 2412 1097

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Carte Transaction Immobilière CPI 6402 2017 000 019 047
délivrée par la CCI PAU-BEARN.

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