



27-HECTARE COUNTRY ESTATE + 3  
FARMHOUSES + POOL + SUPERB MOUNTAIN  
VIEWS + IDEAL GÎTES, WEDDINGS, WELLNESS...

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27-HECTARE COUNTRY  
ESTATE + 3 FARMHOUSES  
+ POOL + SUPERB  
MOUNTAIN VIEWS +  
IDEAL GÎTES, WEDDINGS,  
WE...



## PROPERTY FACT FILE

REFERENCE	A19027CEL64
PRICE	€ 1,535,000 £ 1,300,989* *agency fees to be paid by the seller
BEDROOM	14
BATHROOM	15
ACCOMMODATION	857 m <sup>2</sup>
LAND	270065 m <sup>2</sup>
TOWN	Pau
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	Ski
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking

\*Price based on current exchange rate which is subject to change

- Close Pau (25min) + Pyrenean ski resorts (40min)
- 2 farmhouses easily joined to make one 6-bed house
- Vast 8-bed barn, ideal groups/B&B/retreats/yoga
- 3 chalets long-term lets/gîtes - immediate income
- Ideal horses, stable + 27HA (15 bois+12 prairies)

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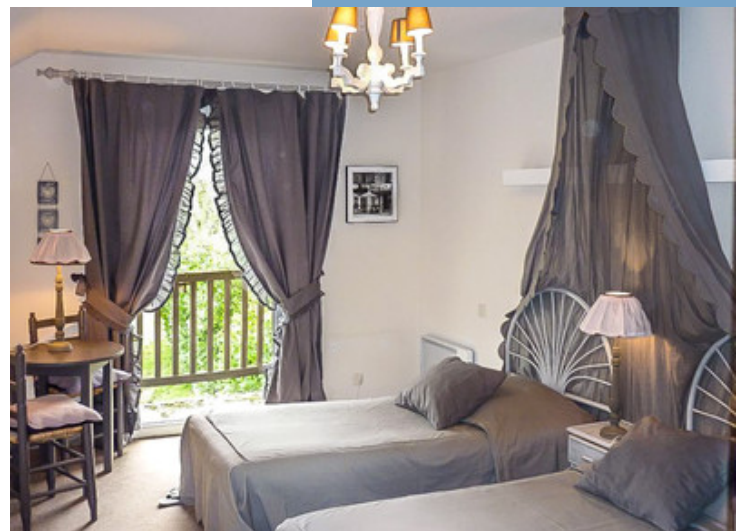
Nestling in a magical hilltop setting in the beautiful Béarnaise countryside, this elegant country estate of 27 hectares has fabulous views of the Pyrénées, two exquisite farmhouses, a luxurious converted barn ideal for holiday rental with eight bedrooms, sauna and gym, three chalets to rent out immediately (580€/month), stables

## DESRIPTIF

This superb hilltop country estate is located in the foothills of the Pyrénées, halfway between mountain ski resorts and Pau. Built in 1775, the property comprises a huge L-shape farmhouse (370m<sup>2</sup> in total), a vast renovated barn (580m<sup>2</sup>) with eight guest bedrooms and a health spa area, three chalets to rent out (currently 580€/month for a long-term let), a swimming pool (14m x 7m), stables and 27 hectares of land (15 hectares of woodland and 12 hectares of meadows).

The L-shape farmhouse has been cleverly adapted to create two smaller farmhouses, with three bedrooms each. Linked by a connecting door, it would be easy to combine both buildings to recreate one large house with six bedrooms. Both farmhouses have been beautifully modernised, yet retain many of their original features, such as open fireplaces, exposed beams and exposed stone walls throughout. Both farmhouses could be rented out as holiday cottages or it would be ideal for an extended family wishing to live together but in two separate houses.

The property's vast barn has been beautifully renovated and has a sunny roof terrace of 85m<sup>2</sup>. Formerly used as a spa treatment centre, there are now eight bedrooms on the first floor of the barn (each with its own shower room), along with a gorgeous open-plan main room with sitting, dining and kitchen areas, a gym and a spa area with two treatment rooms and a sauna. Ideal for Bed and Breakfast or for renting out to large groups for holidays and special occasions, it c



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A19027CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## CONTACT

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AND PHOTOS  
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