



CONTRACT SIGNED - COUNTRY HOUSE + GÎTE  
+ IHA + INFINITY POOL + YOGA/FUNCTION  
ROOM + HAMMAM, SAUNA, JACUZZI

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COUNTRY HOUSE + GÎTE  
+ IHA + INFINITY POOL +  
YOGA/FUNCTION ROOM  
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PROPERTY FACT FILE	
REFERENCE	A28512CEL64
PRICE	€ 680,000 £ 566,256* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	433 m <sup>2</sup>
LAND	10656 m <sup>2</sup>
TOWN	Jurançon
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	Ski
TYPE	Gîtes, Country House, Gite Complex
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Huge estate in Jurançon countryside BUT Pau 10mins
- Huge yoga studio, ideal for yoga retreats & events
- Hammam, sauna, jacuzzi - ideal spa/wellness centre
- Gîte + B&B suites - huge business potential
- Infinity pool; 1 hectare - great for horses...

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Nestled away in a magical woodland setting in the rolling hills of the Béarn, this fantastic country estate has over a hectare of land, a guest cottage/gîte, a wonderful Moroccan-style courtyard garden, a huge yoga studio/function room, a heated infinity swimming pool, a sauna, a jacuzzi/plunge pool, a hammam and even a fairytale bridge!

## DESCRIPTIF

Surrounded by over a hectare of wooded grounds, this delightful country estate is in a very peaceful, rural setting, but just 10 - 15 minutes away from the city of Pau in south-west France.

The property comprises three main buildings: a stone farmhouse dating back to 1740, a U-shape extension of numerous rooms (built in 1995) set around a Moroccan-style courtyard garden and a separate guest cottage/gîte/poolhouse (also built in 1995).

From the road, a private drive leads up to an outdoor parking area and a lockable double garage with an adjoining wine cellar/storage room. From the parking area, a path covered by a wisteria-covered pergola winds up to the front door of the farmhouse and then continues around to the courtyard garden.

The accommodation in the farmhouse comprises a vast open-plan sitting room/dining room/kitchen, a master bedroom suite with a private roof terrace, a bathroom, a shower room and two WCs.

From the kitchen, a door opens into the gîte's delightful kitchen/diner. Beyond this room is a fantastic yoga studio/function room with a cathedral ceiling and a bar/office area. In addition, there is a gym/dance studio (currently used as a bedroom, with a further bedroom above it) and a spa area with a sauna and a jacuzzi/indoor plunge pool.

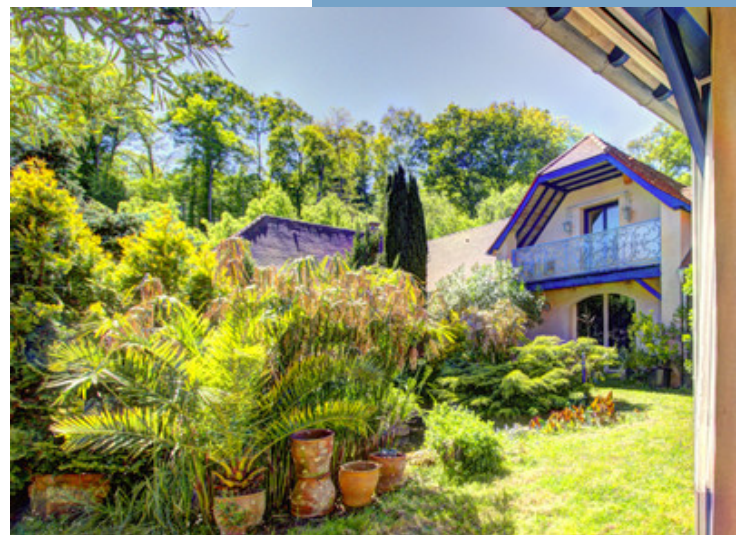
The remaining rooms comprise three more bedrooms, one of which has previously been used as an office/consultation room, a bathroom, a shower room and two WCs.

A separate guest cottage also acts as a poolhouse next to t

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28512CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



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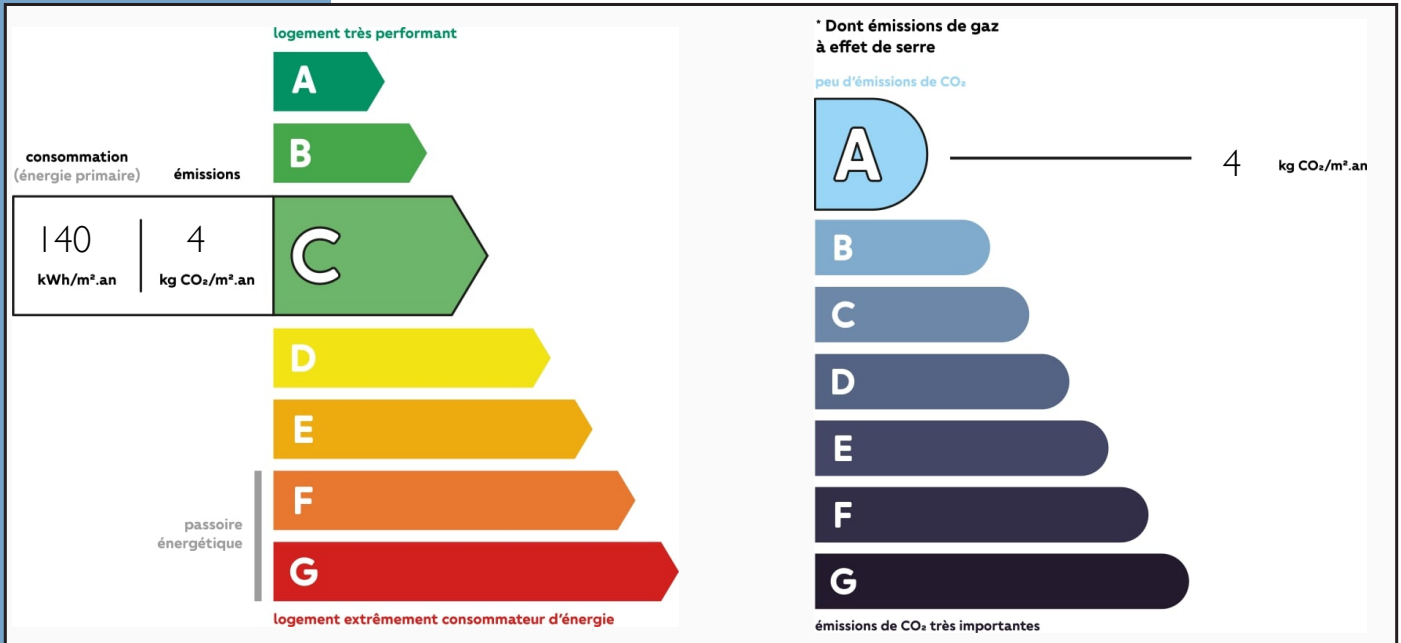
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## ENERGIE-DPE

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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