



27-HECTARE ESTATE + HOLIDAY BUSINESS WITH  
2 FARMHOUSES + 8-BED GÎTE + WELLNESS  
CENTRE + POOL + MOUNTAIN VIEWS!

27-HECTARE ESTATE +  
HOLIDAY BUSINESS WITH  
2 FARMHOUSES + 8-BED  
GÎTE + WELLNESS CENTRE  
+ POOL + MOUN...



PROPERTY FACT FILE	
REFERENCE	A19027CEL64
PRICE	€ 1,390,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	20
BATHROOM	19
ACCOMMODATION	849 m²
LAND	270065 m²
TOWN	Pau
DEPARTMENT	
LOCATION	Ski
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Near 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 for horses - stable, paddock, 27 hectares

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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 on long-term furnished leases, stables for

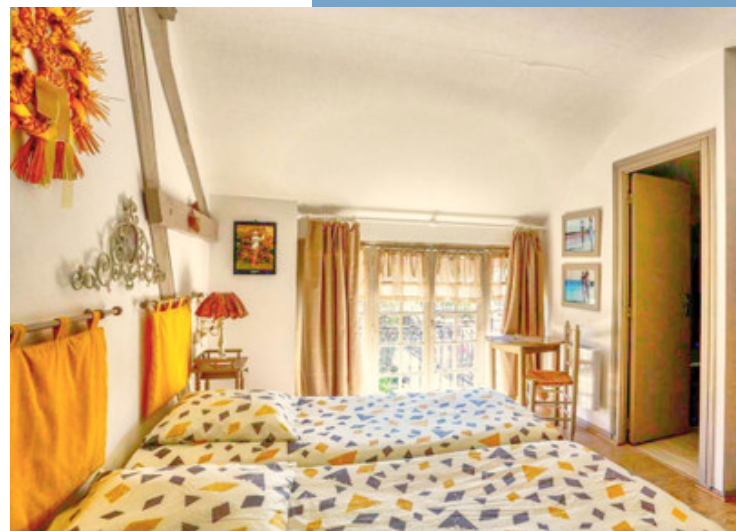
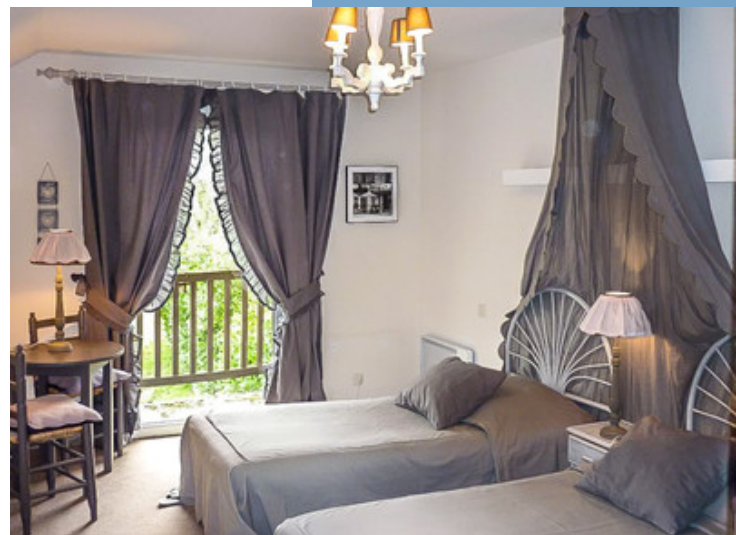
## DESCRIPTIF

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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 (currently rented on long-term furnished leases), 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 homes 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>. 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 could also be perfect for accommodating corporat



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/AI9027CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

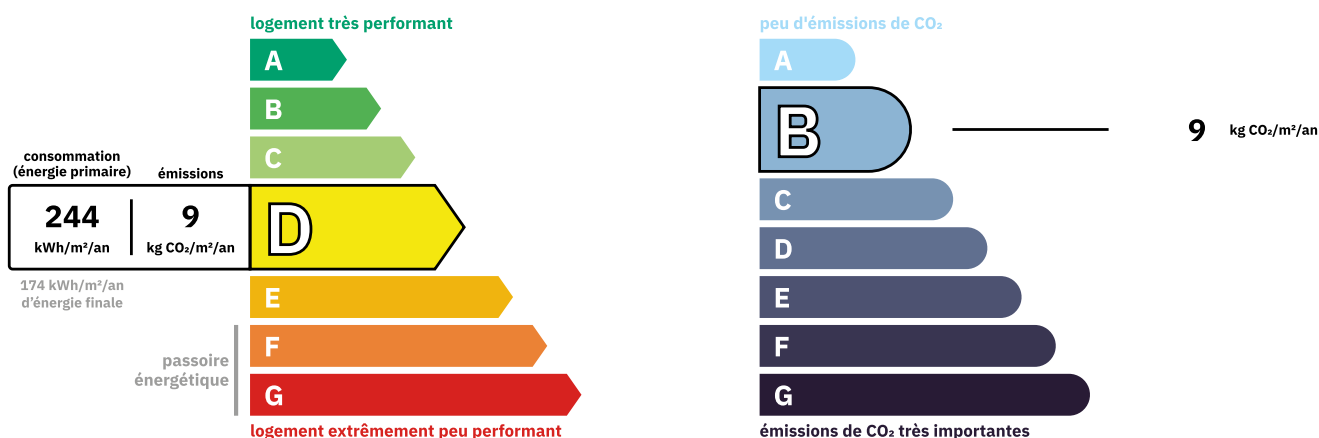
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 11900 € and 16170€ for 2021

## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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