



GORGEOUS BÉARNAISE FARMHOUSE +  
SECLUDED SETTING + TWO LARGE BARNES + 5.6  
HECTARES + SPLENDID MOUNTAIN VIEWS...



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GORGEOUS BÉARNAISE  
FARMHOUSE + SECLUDED  
SETTING + TWO LARGE  
BARNs + 5.6 HECTARES +  
SPLENDID MOUNTAI...



## PROPERTY FACT FILE

REFERENCE	A39581CEL64
PRICE	€ 595,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	1
ACCOMMODATION	188 m <sup>2</sup>
LAND	56517 m <sup>2</sup>
TOWN	Pau
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking

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





- Ideal family/holiday home with huge potential!
- 5.6 hectares + spring-fed pond - ideal for horses
- Secluded & silent + no neighbours + private drive
- Pau, TGV, Total, International School 25 - 35 mins
- Ski resorts 45 mins; Beaches & Biarritz 90 mins...

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Hidden away in an idyllic hillside setting, this traditional Béarnaise property comprises a charming farmhouse to update, two large barns and 5.6 hectares of land with a spring-fed pond, making it ideal for horses!

## DESCRIPTIF

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Built in honey-coloured stone and dating back to 1751, this charming Béarnaise farmhouse has several stone outbuildings, land of 5.6 hectares (14 acres) and gorgeous views of the Pyrénées on the horizon.

Although the farmhouse has been renovated and modernised in the past, some updating and redecoration will be required should you wish to make it more contemporary and luxurious. The property is, however, completely habitable straight away!

The farmhouse is in a secluded hillside location and the closest neighbours are over 200 metres away. The property has a private drive, which leads into a courtyard, which is enclosed by the farmhouse and the outbuildings. There is ample room for parking in the courtyard, or one of the two large barns could be used as a garage.

The front door of the farmhouse opens into an entrance hall with a traditional wooden staircase to the upper floors. To the left of the hall is a double-size sitting room with a decorative Béarnais stone sink. To the right of the hall is a dining room with a kitchen area and a huge open fireplace. This room also has a decorative Béarnais stone sink. Just behind the kitchen area is a utility room/pantry (12m<sup>2</sup>), which you might prefer to use as an office or even a guest bedroom.

The first floor of the farmhouse comprises a landing, three bedrooms and a bathroom. There would be room for an en suite shower room in the largest bedroom - or you might like to create additional living space in the loft (author

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39581CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



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

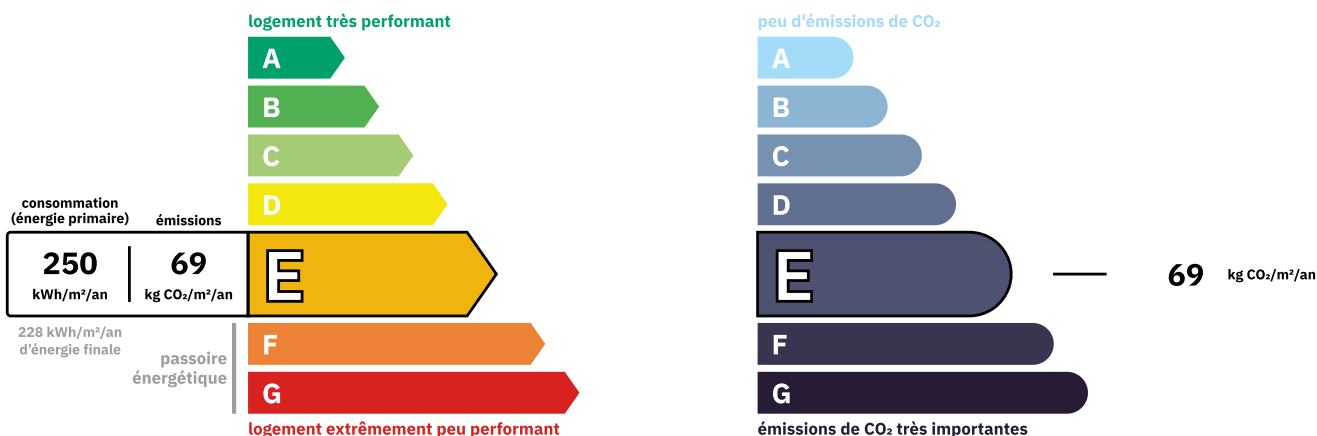
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## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 3590 € and 4900€ for 2021

## NOTICE

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## CONTACT

Réf : A39581CEL64  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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