

Superb Bearnaise Property and Maison d'Hotes in the rolling foothills of the Pyrenees.



€ 850,000 fai

FCH1071

This lovely property is composed of a handsome 19th century residence and adjoining Maison d'Hotes located in the beautifully restored Bergerie. Set in over 4 acres of landscaped gardens and land with a swimming pool and jacuzzi. The outbuildings consist of a large attached stone barn of 150m² with access onto the surrounding land and a "Poulailler" - the traditional Bearnaise chicken coop.

The house and bergerie surround the lovely courtyard which is planted with trees for shade to while away the summer days with views of the mountains and surrounding hills.

On entering the main house of 237m² into a large and airy sitting room of 27.50m² with a wood burning fire and doors onto the decked terrace, the fully fitted spacious kitchen of 28.50 with a wood burning stove leads into a smaller cosy sitting room with glazed doors onto the terrace. A downstairs shower room with WC and storage, on the far side of the kitchen a utility room and boiler room for the gas fired central heating with access to the courtyard and adjoining barn.

The beautiful original staircase leads to the first floor onto a large landing with a spacious master bedroom, office/study and a further 3 bedrooms, one en suite, a family bathroom with shower and separate WC. All rooms have lovely views of the surrounding hills and gardens. Access from this floor via a staircase to the adjoining Maison d'Hotes.

The Maison d'Hotes has 5 beautifully appointed bedrooms of 18m2 all with en suite shower rooms and WC including a bedroom on the ground floor with wheelchair access and terrace.

Access to the restaurant across the courtyard which is located on the ground floor of the Bergerie, lovingly restored with a professional kitchen, cold storage room and wet room. The dining room with its cosy chimney and wood burning fire has a capacity to seat up to 20 people.

The large stone barn at the rear of the property has access with large double doors onto the surrounding land and is ripe for development with 150m2 on ground level with an upper storey.

Behind the barn is the recently installed Sun Tracker (see photo), solaire panels which are mounted onto a base which follows the sun optimising enregy capture and providing a 50% economy on their annual electricity bill.

The delightful gardens of around 6000m2 are a haven of peace, beautifully planted with a pretty swimming pool and seperate hot tub/jacuzzi.

Situated on the edge of a small village with bar and epicerie which lies at the junction of 2 beautiful valleys within 40 minutes from the ski slopes. A walkers paradise in the warmer months with the Chemin de St Jacques minutes away and the nearby GR10 which traverses the Pyrenees from east to west. The nearby historic market town of Oloron Sainte Marie offers all amenities and activities, with music and food festivals throughout the year. There is also a railway connection to Pau and the rest of France.

The beaches of Biarritz and the Atlantic coast are just 1hr30 away and the area is served by the airports of Biarritz, Pau and Tarbes/Lourdes all within 1hr30.

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 : 441 m ²	No of Rooms Total : 13	No. Reception Rooms : 3	No. of Bedrooms : 9
Bathrooms : 1	Shower Rooms : 7	W.Cs : 9	Utility Room : Yes with boiler room
Tax Fonciere : € 2363.00	Heating : Gas fired central heating	Hot Water : Gas fired and electricity	

Construction

Year : 1801
Roof : Slate
Type : Maison Bearnaise with
Maison d'Hotes

Services

Tele / ADSL : Yes
Glazing : Double
Drainage : Mains drainage
Eco Features : Double Glazing
and Sun Tracker

Grounds

Land Area : 17835 m²
Terrace : 3 - South, West and East
Garage : No
Swimming Pool : Yes 10 x 5 chlorine treated
Outbuildings : Barn of 150m² x 2
Boundary : Fenced
Garden Well : No
Car Port : Yes 4 vehicules

Ancillary Buildings

Main House 237m² Maison d'hotels de 5 chambres and
Restaurant 204m² Barn 150m² on ground x 2

For Further Information, please contact.

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