

Handsome Empire Style Manor House with Beautiful Mountain Views, 30 minutes from Pau.



€ 568.500 fai

FCH1078

This elegant Empire-style stone property, offering approximately 400m² of living space, is nestled in one of the most sought-after valleys of the Pyrenean mountains, just 30 minutes south of the beautiful and historic city of Pau.

A sweeping stone staircase leads to the grand entrance hall, which opens into a charming, light-filled sitting room featuring a marble fireplace and picturesque views over the garden to the south and west. Opposite, the spacious drawing room, also with a marble fireplace, connects to the kitchen. The dining room, located along the eastern side of the house, enjoys dual-aspect windows facing south and features a working fireplace. The reception rooms all boast stunning parquet floors. The kitchen and adjoining scullery, totaling 23m², would benefit from some modernisation and provide access to the rear of the house via a stone staircase.

A graceful wooden staircase leads to the first floor, where five generously sized bedrooms each include a washbasin and bidet. Every room also features a marble fireplace, and the linen room provides access to a beautiful balcony overlooking the grounds.

The staircase continues to the vast attic space of approximately 120m², comprising three former bedrooms under the eaves and two large storage rooms.

On the lower ground floor, the basement spans 150m² and is divided into five rooms, including a large wood store, a wine cellar, a boiler room, and two additional storage rooms.

Surrounded by lovely gardens filled with mature trees and shrubs, the property also includes a large adjoining field with separate access to a small lane behind the house, bringing the total land area to just under one hectare (over two acres). A gated entrance leads to a double garage at the rear.

Located on the edge of a picturesque village with essential amenities—including a bakery, butcher, café, and supermarket—the property enjoys an idyllic setting. Scenic walking trails lead from the house into the surrounding hills and mountains, with a gentle stroll bringing you to a riverside path. The ski stations and the Spanish border are just 30 minutes away, while the motorway and airports of Pau and Lourdes/Tarbes are within a 40-minute drive. The beaches of Biarritz and the Atlantic coast can be reached in just a couple of hours.

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 : 400 m ²	No of Rooms Total : 10	No. Reception Rooms : 3	No. of Bedrooms : 7
Bathrooms : 1	Shower Rooms : 0	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 0.00	Heating : Oil fired	Hot Water : Electric	

Construction

Year : 1860	Type : Residential
Roof : Slate	

Services

Tele / ADSL : No	Drainage : Septic Tank
Glazing : Single	Eco Features :

Grounds

Land Area : 9,359 m ²	Boundary : Enclosed
Terrace : No	Garden Well : No
Garage : Double garage	Car Port : No
Swimming Pool : No	
Outbuildings : No	

Ancillary Buildings

For Further Information, please contact.

Joanne Davey

French Character Homes
Telephone: +33 (0)5 59 12 28 13
Mobile: +33 (0)6 77 70 21 98
sales@frenchcharacterhomes.com
www.frenchcharacterhomes.com

Document non-contractuel Mandat 24091078

S.A.S. French Character Homes

R.C.S. PAU: 514275239 N° TVA : FR86514275239
Carte Transaction Immobilière CPI 6402 2017 000 019 047
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris