

**Magnificent 18C Ensemble Bearnaise With Pool, Terrasse And Majestic Mountain Views In 3.2 Hectares**



**€ 730,000 fai**

**FCH994**

Chosen for its privileged situation, tranquility and stunning view, this humble 18th century farmhouse with attached barn has undergone a remarkable transformation in the past 10 years into a sumptuous family home, with holiday rental potential.

The main house consists of the 290m<sup>2</sup> stone barn, facing due south with one of the most enviable views in the area. This light, capacious living space, has been sympathetically conceived within the framework of a beautiful 250 year old stone barn, exposing the decorative roof structure above the first floor living room. An entrance hall leads through to a 70m<sup>2</sup> open dining kitchen, with travertine tiled flooring, picture windows framing the magnificent view, and patio doors leading to the south facing, wysteria clad terrace, spanning the length of the barn. There are two luxury bedroom suites on this floor, accessed through a stone-framed entrance. The upper floor boasts an enormous open-plan sitting room, open to the roof beams and a master double bedroom with en-suite bath and shower room.

The charming original farmhouse provides additional guest living quarters, with four bedrooms, a bathroom and a shower room. The two dwellings are entirely independent, but can be accessed via a doorway linking the two kitchens, making the property ideal for offering holiday rentals in this highly desirable location.

The property is approached via a private driveway leading to the courtyard entrance with ample parking for several vehicles.

The surrounding gardens have been gracefully landscaped to include an enclosed in-ground swimming pool, a Pétanque court and plenty of shaded areas to sit and soak up the glorious views sheltered from the summer sunshine.

This is a truly spectacular property!

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 : 420 m <sup>2</sup> | No of Rooms Total : 10              | No. Reception Rooms : 3                                   | No. of Bedrooms : 7 |
| Bathrooms : 2                        | Shower Rooms : 3                    | W.Cs : 6  | Utility Room : Yes  |
| Tax Fonciere : € 2000.00             | Heating : Oil Fired Central Heating | Hot Water : Central Heating Boiler + Electric Water Tanks |                     |

### Construction

|                     |                    |
|---------------------|--------------------|
| Year : 18th Century | Type : Residential |
| Roof : Tiled        |                    |

### Services

|                                   |  |
|-----------------------------------|--|
| Tele / ADSL : Yes / Yes           | Drainage : Septic Tank                 |
| Glazing : Partially Double Glazed | Eco Features : Partially Double Glazed |

### Grounds

|   |                               |
|---|-------------------------------|
| Land Area : 32652 m <sup>2</sup>                    | Boundary : Partially Enclosed |
| Terrace : Raised Dining Terrace With Pyrenees Views | Garden Well : No              |
| Garage : Yes 30m <sup>2</sup>                       | Car Port : No                 |
| Swimming Pool : 12.5 x 6m                           |                               |
| Outbuildings : Garage 30m <sup>2</sup>              |                               |

### Ancillary Buildings

135m<sup>2</sup> 18th century farmhouse with 2 sitting rooms on the ground floor, a bathroom, WC and utility room. Upper floor offers 4 bedrooms and a shower room with WC. The farmhouse could be divided into a one bedroom and a two bedroom gîte for those wanting to develop a holiday rental business.

**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](mailto:sales@frenchcharacterhomes.com)  
[www.frenchcharacterhomes.com](http://www.frenchcharacterhomes.com)

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**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