

**Magnificent 18C Ensemble Bearnaise, With Swimming Pool and 1.8 Hectares of Private Land**



**€ 895,000 fai**

**FCH1052**

Professionally renovated in 2009, this grand and imposing bearnaise ensemble, with generous courtyard entrance and 1.8 Hectares of private enclosed land, comprises of two distinct 3 bedroom homes, two luxurious Bed & Breakfast suites, an independent studio and several barns with potential for development.

The property lies in an attractive village, just a few minutes from the medieval hilltop town of Sauveterre de Bearn, approached via private entrance gates leading to the vast south west facing courtyard. The principal habitation comprises an entrance with an open fireplace, two grand reception rooms on the ground and first floor, one incorporating a fitted kitchen, dining area and study, three bedrooms and two bathrooms. Access to the first floor terrace is from the upper floor living room and includes a jacuzzi, sunloungers and a covered dining area overlooking the land to the rear and the swimming pool.

Two luxurious B&B rooms; each with generous, private reception rooms and mezzanine en-suite bedrooms, adjoin the principal residence. An independent, fully equipped studio, with large salon, kitchenette, shower room and mezzanine bedroom completes the B&B facilities.

The second residence is located at the extremity of the L-shaped ensemble and offers approximately 156m<sup>2</sup> of habitable space.

This property is equally luxurious in presentation, comprising a large living room and dining room, a fitted kitchen, three bedrooms and a shower room.

A large metal hangar, currently used as stabling for horses, is situated in the grounds to the east of the ensemble, adjoined by a garage. Additional parking is provided under the raised terrace and the grounds behind the buildings.

Outside, the gardens to the rear of the ensemble are entirely fenced and offer beautiful views across the countryside. The environment is peaceful and bucolique, ideal for a holiday rental activity with its close proximity to tourist towns and the Atlantic beach resorts.

The area here is rich in culture and outdoor activities, and popular with holidaymakers. The nearby towns of Sauveterre de Bearn and Saint Palais provide weekly markets focusing on local produce, some excellent restaurants and plenty of cultural festivals. The Atlantic coast around Biarritz and St. Jean de Luz and the lower Pyrenees can all be reached within approximately 50 minutes.

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 : 590 m <sup>2</sup>	No of Rooms Total : 17	No. Reception Rooms : 8	No. of Bedrooms : 9
Bathrooms : 1	Shower Rooms : 5	W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 1.00	Heating : Propane Gas / Electric / Air Conditioning / Wood	Hot Water : Gas boiler and Electric	

### Construction

Year : 18th Century	Type : Residential
Roof : Tiled	

### Services

Tele / ADSL : Yes / Yes	Drainage : Mains Drainage
Glazing : Double Glazing	Eco Features : Double Glazing

### Grounds

Land Area : 18,560 m <sup>2</sup>	Boundary : Entirely enclosed
Terrace : 100m <sup>2</sup> Wood Deck Terrace	Garden Well : Yes
Garage : Yes 23m <sup>2</sup>	Car Port : No
Swimming Pool : 10m x 4M	

### Ancillary Buildings

Barn / Workshop 1 72m<sup>2</sup> Barn / Workshop 2 104m<sup>2</sup> Barn / Workshop 3 (Under Terrace) 100m<sup>2</sup> Metallic Hangar 300m<sup>2</sup> Garage 23m<sup>2</sup>

Outbuildings : Barns + Large Hangar and Attached Garage

**For Further Information, please contact.**

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