

Beautiful Property with Mountain Views and Guest House 35 minutes south of Pau



€ 650.000 fai

FCH1107

Built across three levels, this charming property has a superb south-facing balcony that spans the entire length of the façade, offering breathtaking views over the lake and mountains.

The main entrance, accessed from a quiet village lane, leads into this historic home, parts of which date back to the 1400s when it served as the Château's farm. The entrance hallway, with a convenient WC, opens into a bright and airy kitchen featuring a central island and direct access to the balcony. The dining room also benefits from balcony access, providing stunning views over the lake and down the valley. An adjoining study offers the potential to be converted into an additional bedroom on this level.

The charming sitting room, with its fireplace and exposed stone walls, has its own access to the balcony and a staircase leading to the first-floor bedrooms. The upper floor comprises a spacious main bedroom with an en-suite shower room and WC, along with two additional well-sized bedrooms sharing a separate shower room and WC.

On the lower ground floor, a large games room opens onto the terraced gardens, leading down to the lake, offering a perfect space for relaxation and outdoor enjoyment.

The independent yet adjoining guest house, also set over three levels, features a large open-plan kitchen, dining area, and sitting

room, with doors opening onto the balcony and the beautifully maintained gardens. Upstairs, two good-sized bedrooms share a shower room and WC.

A double garage provides ample storage space, and the property benefits from a recently installed wood pellet central heating system, ensuring efficient heating throughout.

Outside, a patio area hosts an above-ground swimming pool, while the stunning terraced gardens are adorned with an array of flowering shrubs, fruit trees, and exotic palm trees, all framing the spectacular lake views and the historic watchtower perched on the nearby hill.

Located in a small village just five minutes from local shops and a large supermarket, the property is also within easy reach of the nearby towns of Arudy and Laruns, known for their vibrant weekly markets and local charm. The valley offers a wealth of cultural and sporting activities, including concerts in Laruns and seasonal food and music fairs, such as the renowned cheese festival.

For outdoor enthusiasts, the region provides access to multiple ski resorts, including Gourette, Artouste, and Formigal just across the Spanish border. Other activities include a new zip line attraction, horseback riding around Lake Bouys Artigues, and canyoning. Hikers will also appreciate the proximity to the famous GR10 trail, which spans the Pyrenees from the Atlantic to the Mediterranean.

Conveniently located, the property is within an hour's drive of Pau and Tarbes/Lourdes airports, while Biarritz Airport and the stunning Atlantic coastline are just two hours away.

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 : 310 m ²	No of Rooms Total : 10	No. Reception Rooms : 3	No. of Bedrooms : 5
Bathrooms : 0	Shower Rooms : 4	W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 1100.00	Heating : Wood pellet central heating boiler	Hot Water : Electric	

Construction

Year : 1600	Type : Residential
Roof : Slate	

Services

Tele / ADSL : Yes	Drainage : Mains
Glazing : Double	Eco Features : Wood pellet central heating

Grounds

Land Area : 1485 m ²	Boundary : Fenced
Terrace : 25m ² et balcon 35m ²	Garden Well : No
Garage : Double	Car Port : No
Swimming Pool : Above ground	
Outbuildings : No	

Ancillary Buildings

For Further Information, please contact.

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