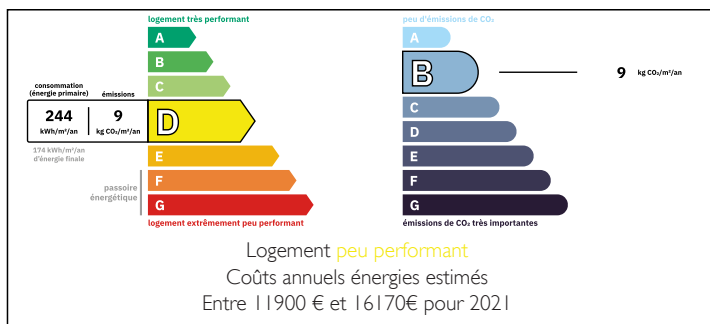


## 27-HECTARE ESTATE + HOLIDAY BUSINESS WITH 2 FARMHOUSES + 8-BED GÎTE + WELLNESS CENTRE + POOL + MOUNTAIN VIEWS!



## ENERGY - DPE



## INFORMATION

Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	20
Bath:	19
Floor:	849 m2
Plot Size:	270065 m2

## IN BRIEF

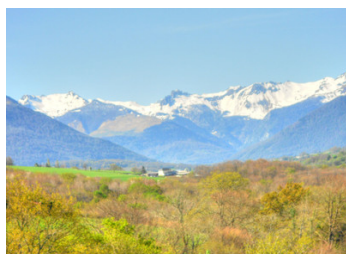
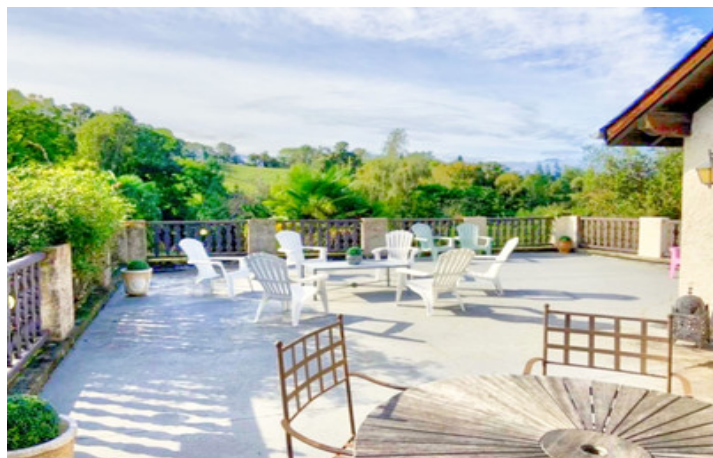
Nestling in a magical hilltop setting in the beautiful Béarnaise countryside, this elegant country estate of 27 hectares has fabulous views of the Pyrénées, two exquisite farmhouses, a luxurious converted barn ideal for holiday rental with eight bedrooms, sauna and gym, three chalets on long-term furnished leases, stables for horses and a delightful swimming pool (14m x 7m) surrounded by a sun terrace.

Whether you are hoping to set up a boutique hotel, holiday complex, a spa and wellness centre, a restaurant or a riding stables... or to host weddings and events, yoga retreats, leisure activity breaks or art, cookery and wine-tasting courses, this property will be absolutely perfect for you!

In addition, both Pau and several ski resorts in the Pyrénées are easily accessible from the property, guaranteeing year-round business from the many tourists who love to visit this...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

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This superb hilltop country estate is located in the foothills of the Pyrénées, halfway between mountain ski resorts and Pau. Built in 1775, the property comprises a huge L-shape farmhouse (370m<sup>2</sup> in total), a vast renovated barn (580m<sup>2</sup>) with eight guest bedrooms and a health spa area, three chalets (currently rented on long-term furnished leases), a swimming pool (14m x 7m), stables and 27 hectares of land (15 hectares of woodland and 12 hectares of meadows).

The L-shape farmhouse has been cleverly adapted to create two smaller farmhouses, with three bedrooms each. Linked by a connecting door, it would be easy to combine both buildings to recreate one large house with six bedrooms. Both farmhouses have been beautifully modernised, yet retain many of their original features, such as open fireplaces, exposed beams and exposed stone walls throughout. Both farmhouses could be rented out as holiday homes or it would be ideal for an extended family wishing to live together but in two separate houses.

The property's vast barn has been beautifully renovated and has a sunny roof terrace of 85m<sup>2</sup>. There are now eight bedrooms on the first floor of the barn (each with its own shower room), along with a gorgeous open-plan main room with sitting, dining and kitchen areas, a gym and a spa area with two treatment rooms and a sauna. Ideal for Bed and Breakfast or for renting out to large groups for holidays and special occasions, it could also be perfect...

## LOCAL TAXES

**Taxe foncière: 1661 EUR**

**Taxe habitation: EUR**

## NOTES