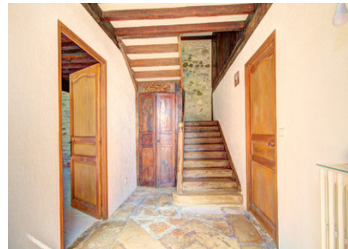


## GORGEOUS BÉARNAISE FARMHOUSE + SECLUDED SETTING + TWO LARGE BARNs + 5.6 HECTARES + SPLENDID MOUNTAIN VIEWS...



## INFORMATION

Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	1
Floor:	188 m2
Plot Size:	56517 m2



## IN BRIEF

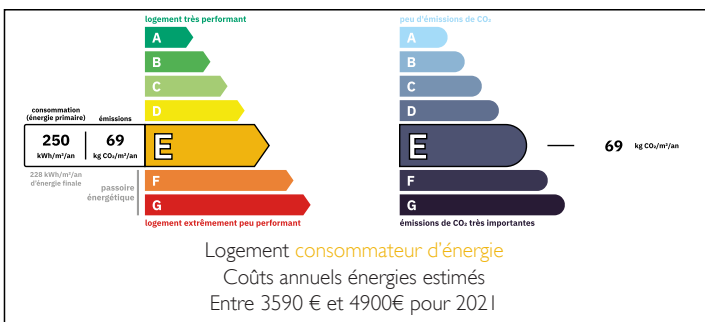
Hidden away in an idyllic hillside setting, this traditional Béarnaise property comprises a charming farmhouse to update, two large barns and 5.6 hectares of land with a spring-fed pond, making it ideal for horses!

Set around a sunny courtyard, the delightful south-facing farmhouse and outbuildings are completely hidden from view, with the closest neighbour more than 200 metres away.

Beyond the courtyard, the gently sloping land extends over 5 hectares, which includes forest, meadowland and a spring-fed pond. On the horizon, the panoramic views of the Pyrénées are stunning!

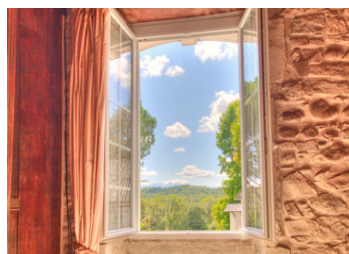
It may be possible to convert the loft space into more accommodation, such as one or two bedrooms and a shower room that friends and family can use when they come to visit.

## ENERGY - DPE



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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Built in honey-coloured stone and dating back to 1751, this charming Béarnaise farmhouse has several stone outbuildings, land of 5.6 hectares (14 acres) and gorgeous views of the Pyrénées on the horizon.

Although the farmhouse has been renovated and modernised in the past, some updating and redecoration will be required should you wish to make it more contemporary and luxurious. The property is, however, completely habitable straight away!

The farmhouse is in a secluded hillside location and the closest neighbours are over 200 metres away. The property has a private drive, which leads into a courtyard, which is enclosed by the farmhouse and the outbuildings. There is ample room for parking in the courtyard, or one of the two large barns could be used as a garage.

The front door of the farmhouse opens into an entrance hall with a traditional wooden staircase to the upper floors. To the left of the hall is a double-size sitting room with a decorative Béarnais stone sink. To the right of the hall is a dining room with a kitchen area and a huge open fireplace. This room also has a decorative Béarnais stone sink. Just behind the kitchen area is a utility room/pantry (12m<sup>2</sup>), which you might prefer to use as an office or even a guest bedroom.

The first floor of the farmhouse comprises a landing, three bedrooms and a bathroom. There would be room for an en suite shower room in the largest bedroom - or you might...

## LOCAL TAXES

**Taxe foncière:** 1136 EUR

**Taxe habitation:** EUR

## NOTES