Charming Béarnaise Farmstead with Renovated Home, Barns & Gîte Potential



€ 495,000 fai FCH1156

Dating back to the 18th century, the property has been thoughtfully renovated throughout and recently re-roofed, combining traditional features with modern comfort. At the heart of the estate is an immaculate four-bedroom family home, flanked by the original 18C farmhouse (requiring restoration) and two attached barns totaling 320m^2 over two floors. The ground floor of the barns features three striking stone-arched openings—perfect for a grand reception space or future development.

Accessed via a quiet country lane, the estate is set behind private entrance gates and opens onto a gravel courtyard. The main residence is welcoming, featuring a spacious entrance hall, WC, large kitchen with utility room, and an impressive 41m^2 open-plan living and dining room. Upstairs, the landing leads to four bedrooms, a family bathroom, and a separate WC. The adjoining barn can be accessed directly from the salon, offering potential for expanding the living area or creating an exceptional entertaining space.

The original farmhouse, with its own private access via the rear gardens, offers the opportunity to convert into an independent gîte—ideal for guests or rental income.

The grounds extend to just over one acre, with landscaped lawns and a glorious display of hydrangeas enhancing the restored

stone façade. At the edge of the property, a peaceful village stream winds its way along the boundary, adding to the bucolic charm.

This is a rare opportunity to acquire a fully renovated country estate with flexible accommodation, development potential, and a prestigious location steeped in heritage.

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

No of Rooms Total: 6 No. Reception Rooms: 2 No. of Bedrooms: 4 Habitable Space: 160 m²

W.Cs: 2 Bathrooms: 1 Shower Rooms: 0 Utility Room: Yes

Tax Fonciere : € 950.00 Heating: Oil Fired Central Heating Hot Water: Electric Water Heater

Boiler

Construction **Services**

Year: 18th / 19th Century Type: Residential Tele / ADSL: Yes / Yes Drainage: Septic Tank

Roof: Entirely retiled in Glazing: Double Glazing Eco Features: Double Glazing Throughout

Throughout

Grounds **Ancillary Buildings**

Land Area: 4,535 m² Boundary: Partially Enclosed Large attached barn in excellent condition (re-roofed) 160m2 on

ground floor with upper floor level of 160m2. Three arched Terrace: Yes Garden Well: No doorways with new shutters on ground floor. 18th Century original house to be developed as a gite, offering approximately

Garage: In Barn Car Port: No 60m2 on ground and first floor, second floor mansard

Swimming Pool: No

Outbuildings: Vast Barns and Attached House to Renovate

For Further Information, please contact. Document non-contractuel Mandat 2508 1156

Joanne Davey

French Character Homes Telephone: +33 (0)5 59 12 28 13 Mobile: +33 (0)6 77 70 21 98 sales@frenchcharacterhomes.com www.frenchcharacterhomes.com

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