

## 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<sup>2</sup> 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<sup>2</sup> 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

Habitable Space : 160 m <sup>2</sup>	No of Rooms Total : 6	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 0	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 950.00	Heating : Oil Fired Central Heating Boiler	Hot Water : Electric Water Heater	

### Construction

Year : 18th / 19th Century	Type : Residential
Roof : Entirely retiled in	

### Services

Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Glazing : Double Glazing Throughout	Eco Features : Double Glazing Throughout

### Grounds

Land Area : 4,535 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : No
Garage : In Barn	Car Port : No
Swimming Pool : No	
Outbuildings : Vast Barns and Attached House to Renovate	

### Ancillary Buildings

Large attached barn in excellent condition (re-roofed) 160m<sup>2</sup> on ground floor with upper floor level of 160m<sup>2</sup>. Three arched doorways with new shutters on ground floor. 18th Century original house to be developed as a gite, offering approximately 60m<sup>2</sup> on ground and first floor, second floor mansard

**For Further Information, please contact.**

**Joanne Davey**

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

Document non-contractuel Mandat 2508 1156

**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