

Superb 17th century Bearnaise farm in the heart of the Jurancon wine region just 20 minutes from Pau



€ 440,000 fai

FCH1152

Stepping through the archway from the lane into the enchanting enclosed courtyard is to step into another world. Hanging plants fall from the balcony above into the space below, a perfect place to unwind and leave the world behind, sheltered by the archways formed by the handsome barns on three sides providing welcome shade. The house is accessed by the superb 17th century doorway which leads into a light and airy kitchen with its own sunny terrace overlooking the gardens and for winter warmth a fireplace fitted with a wood pellet stove. The spacious sitting room looks over the courtyard and the beautifully planted gardens to the rear.

A pretty staircase leads up to the two bedrooms in the main house with views over the courtyard and gardens and access to the family bathroom and third bedroom via the glazed gallery.

The gallery rooms have been converted from part of the second barn and there is an enormous potential to continue increasing the living area of the property through an access direct to the rest of the barn.

The three surrounding stone barns have all been re roofed in the last few years and offer over 400m² of space on 2 levels, the largest has an independent entrance and access out to the lane.

There is a bread oven and chicken house plus storage in the third barn with access through the archway to the gardens beyond which surround the property.

The property is ideally located in the heart of the Jurancon wine region on the outskirts of this delightful lively village which has most amenities including a restaurant, small shop, cafe/bar, chemist and medical centre. An Ideal location for families, with primary schools and college in the village itself and a choice of schools in the historic city of Pau just 25 minutes away.

There are many cultural festivals in the area throughout the year and sporting dates include the famous equestrian events in Pau. The choice of nearby ski resorts are all within an hour along with the fantastic walking and hiking trails throughout the Pyrenees.

The beaches of Biarritz, Cap Breton and the Atlantic Coast are within 1hr 30 and there are three nearby airports, Pau for national flights and Biarritz and Lourdes/Tarbes for international flights, these are all within 1hr15 of the property.

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 : 150 m²	No of Rooms Total : 5	No. Reception Rooms : 1	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 0	W.Cs : 2	Utility Room : 20m2
Tax Fonciere : € 528.00	Heating : Wood burning stoves	Hot Water : Heat pump and solar panels	

Construction

Services

Year : 1695	Type : Residential	Tele / ADSL : Yes	Drainage : Septic tank
Roof : Slate		Glazing : Double and single	Eco Features : Heat pump and solar panels

Grounds

Ancillary Buildings

Land Area : 3,200 m²	Boundary : Fenced
Terrace : 150m2	Garden Well :
Garage :	Car Port :
Swimming Pool :	
Outbuildings : 3 barns 400m2	

For Further Information, please contact.

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