

An Exceptional Country Residence with Panoramic Pyrenees Views & 46 acres!



€ 995,000 fai

FCH1168

Perched on the hills south of Pau, this exceptional stone property enjoys a fully private, elevated position with breathtaking panoramic views of the Pyrenees, reaching the Pic du Midi d'Ossau! Set within 46 acres (19.6 ha) of meadows, woodland, and private trails, the estate is perfectly suited for nature lovers or equestrian enthusiasts, with three stables, a professional training arena and an adjoining barn.

The restored period entrance opens onto a welcoming hall, facing a grand staircase and guest cloakroom. To the right, a formal dining room with a large fireplace leads into a recently refitted kitchen, adjoining the barn, offering potential for extension or a larger entertaining space. To the left, a spacious sitting room with a second fireplace provides an comfortable retreat.

The first floor of the main house offers a Master bedroom suite with a large dressing and recently refitted bathroom and an ensuite guest room. The second floor offers two further double bedrooms and a bathroom.

The main house has been intelligently and discreetly linked to the south-facing barn via a new extension that is invisible from the principal façade. This extension accommodates a large utility room and workshop. The barn itself has been converted into a one-bedroom apartment, currently used as offices with a bathroom, while the upper floor offers a blank canvas to create guest accommodation or hobby space.

The estate has been thoughtfully configured to cater for country living. A large dining terrace provides an inviting space for entertaining, while a beautiful grassed terrace offers the perfect spot to take in the panoramic views. Beneath the raised grass terrace, three stables and a large tack room have been cleverly integrated, with a large kennel positioned conveniently nearby. The charming stone barn houses the central heating boiler and a spacious wine cellar. Just behind it, to the north of the property, a well drained sand arena provides an ideal environment for horse training and exercise.

The estate extends over 19.6 hectares, including approximately 6 hectares of fenced pastureland and 13 hectares of woodland, interspersed with private trails and diverse natural spaces, perfect for walking and enjoying nature. Nature is nurtured across the property, reflecting the owner’s passion, with installed beehives adding to the estate’s charm and sustainable lifestyle.

In 2023 the guest annex roof was fully relaid in natural slate; and the main house and the adjoining barn roofs had a thorough overall.

Equipped with fibre optic internet for seamless remote working, it is just 20 minutes from the centre of Pau and the TGV station, 30 minutes from Pau-Pyrénées Airport with daily flights to Paris, 45 minutes from the nearest ski resorts, 1.5 hours from Biarritz and the Basque coast, and approximately two hours from Toulouse or Bordeaux via the A64/A65.

This charming stone estate with Pyrenees views is a rare find offering space, privacy, and lifestyle potential in the heart of the Béarn. Viewing is highly recommended.

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 : 319 m²	No of Rooms Total : 8	No. Reception Rooms : 3	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 3	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 4286.00	Heating : Oil-Fired	Hot Water : Oil + Electric	

Construction

Services

Year : 1845	Type : Residential	Tele / ADSL : Fiber Optic	Drainage : Septic Tank
Roof : Slate		Glazing : Double	Eco Features :

Grounds

Ancillary Buildings

Land Area : 196818 m²	Boundary : Partially Fenced
Terrace : Yes	Garden Well : Non
Garage : In Barn	Car Port :
Swimming Pool : No	
Outbuildings : BARN	

For Further Information, please contact.

Document non-contractuel Mandat 2510 1168

Joanne Davey

S.A.S. French Character Homes

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

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