

Elegant & Substantial 18C Village Home with 9 Beds; Saltwater Pool & Pyrenean Views



€ 938,000 fai

FCH1169

This remarkable 18th-century village house offers over 600 m² of living space arranged across three levels. Thoughtfully restored and impeccably maintained, it combines period elegance with modern comfort. Accommodation is laid out over three floors. The ground floor features a generous entrance hall leading to a magnificent south-facing double living room of 61 m², a large dining room, a library, a smaller sitting room, guest cloakroom, utility room, and a bright family kitchen of 54 m² opening onto the south-facing terrace with far-reaching views over the gardens and the Pyrenees mountain range. On the first floor, the principal suite comprises two double bedrooms, a substantial fitted dressing room, and a bathroom. Two additional bedrooms, a second bathroom, and a large bedroom or upstairs sitting room above the kitchen complete this level. The second floor offers a large dormitory, three further bedrooms, and a shower room, providing ample space for family and guests, or to create a charming bed and breakfast business. A large adjoining garage and an outbuilding housing the pool equipment and wash facilities complete the ensemble. Outside, a heated saltwater swimming pool (15 x 4 m), installed in 2021, overlooks more than one hectare of landscaped grounds, enjoying uninterrupted views of the Pyrenees.

Highlights

Authentic and historic home with numerous original features, including fireplaces in most rooms

- Peaceful, picturesque setting with open views toward the Pyrenees
- Four reception rooms and nine bedrooms
- Hardwood double-glazed windows throughout
- Gas central heating
- Heated saltwater pool with automatic safety cover
- Approximately 15 km from Orthez, with direct train connections to Paris
- Located in a sought-after historic village with a charming local auberge

A rare opportunity to acquire a property of character and distinction; ideal as a spacious family home or elegant country retreat in one of the most beautiful areas of southwest France.

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 : 617 m ²	No of Rooms Total : 13	No. Reception Rooms : 4	No. of Bedrooms : 9
Bathrooms : 2	Shower Rooms : 1	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 3766.00	Heating : Gas Fired	Hot Water : Gas Fired	

Construction

Services

Year : 1900	Type : Residential	Tele / ADSL : Yes	Drainage : Septic Tank
Roof : Tiled		Glazing : Double Glazed	Eco Features : Double Glazing

Grounds

Ancillary Buildings

Land Area : 10465 m ²	Boundary : Partially enclosed	Garage : 58m ² Annex 1 : 24.2m ² Annex 2 : 28.9m ² (2 sections of 16.23m ² + 12.68m ²)
Terrace : Yes	Garden Well : Yes, closed	
Garage : In Barn 58m ²	Car Port : Yes	
Swimming Pool : 15x4m Saltwater Heated		
Outbuildings : Barn + 2 annexes		

For Further Information, please contact.

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