

**Béarnaise Fermette with Barn Conversion, Swimming Pool and Pyrenees Views, near Pau**



**€ 554000 fai**

**FCH1183**

This beautiful Béarnaise fermette with adjoining barn conversion offers approximately 218m<sup>2</sup> of habitable space and is ideally located in a peaceful rural setting, just 12 minutes from the historic city of Pau in southwest France.

The property features a large 52.7m<sup>2</sup> living room with central fireplace and mezzanine, creating an impressive sense of volume and character. Large glazed doors open directly onto a south-facing terrace and heated 11 x 4 metre saltwater swimming pool, ideal for outdoor living and entertaining. A modern fitted kitchen leads off the living room and connects to a utility room equipped with an energy-efficient heat pump.

The original fermette retains its charm with a cosy second sitting room featuring an authentic stone fireplace. A ground-floor bedroom with shower room and WC provides excellent guest accommodation or single-level living. Upstairs, the house offers four further bedrooms and two additional shower rooms, making this a comfortable and well-balanced family home. From the upper floor, there are open views towards the Pyrenees.

Outside, a double garage with solar panels produces approximately 25% of the property's annual electricity consumption, adding to its excellent energy efficiency and low running costs.

A rare opportunity to acquire a character stone property near Pau, combining traditional Béarnaise architecture, modern

comforts, a swimming pool and mountain views - ideal as a family home, second residence or permanent move to 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 : 218 m <sup>2</sup>	No of Rooms Total : 7	No. Reception Rooms : 2	No. of Bedrooms : 5
Bathrooms : 0	Shower Rooms : 3	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 1953.00	Heating : Heat Pump	Hot Water : Electric	

### Construction

### Services

Year : 1800	Type : Residential	Tele / ADSL : FIBRE	Drainage : Septic Tank
Roof : Slate		Glazing : Single and Double	Eco Features : Solar Panels

### Grounds

### Ancillary Buildings

Land Area : 3000 m <sup>2</sup>	Boundary : Enclosed
Terrace : yes south facing	Garden Well :
Garage : Double	Car Port :
Swimming Pool : 11x4m Heated Saltwater	
Outbuildings : Double Garage	

**For Further Information, please contact.**

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