

**A Beautiful Stone Bearnaise Property with Independent Gite, Infinity Pool and Panoramic Views**



**€ 577,500 fai**

**FCH774**

An exceptionally charming, immaculately presented, Bearnaise stone farmhouse with infinity pool, set in secluded, landscaped grounds and private woodlands, with an independent two bedroom gite, offering breathtaking views across undulating countryside and the Pyrenees mountains.

From its elevated position, on the edge of a pretty bearnaise village, the property enjoys a private situation in the most idyllic of surroundings. Meticulously reconstructed, stone by stone, from almost ground level, the late 19th century Bearnaise farmhouse has undergone a comprehensive re-build and renovation project, carefully retaining its original charm, using a combination of reclaimed materials and modern up to the minute technology, from the beautiful exposed oak beams to the economical wood-fired underfloor heating system. The result is an impressively harmonious blend of period charm with modern style and comfort.

The main house provides spacious accommodation over two floors, with a large dining kitchen, designed with a panoramic window to soak in the mountain view, leading through to a walk-in pantry, utility area and W/C and a generous salon with an office on the ground floor. A bespoke oak staircase rises to three beautifully appointed en-suite double bedrooms on the first floor.

Across the landscaped gardens, nestled into the edge of the private woodlands is the independent two bedroom guest cottage with its own gated access, private parking and dining terrace with mountain views. The cottage offers huge potential for holiday rental income in this haven of tranquility with close proximity to many of the region's finest tourist towns.

A recently installed 10M x 5M swimming pool completes this beautiful ensemble of dwellings, privately situated to enjoy views over the woods to the rear of the property within its acre and a half (6,500m<sup>2</sup>) land plot.

The property is situated within a short distance to the 14th Century fortified town of Navarrenx, listed as one of France's "plus beaux villages" and a short drive from the market town of Orthez, where transport links include the Auotroute to Pau, Biarritz and Spain and the TGV to Bordeaux and Paris. The area is popular with tourists and hosts a number of festivals and activities all year round.

## Property Features

### Additional Information

Habitable Space : 270 m <sup>2</sup>	No of Rooms Total : 9	No. Reception Rooms : 3	No. of Bedrooms : 5
Bathrooms : 2	Shower Rooms : 2	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 0.00	Heating : Wood Underfloor / Electric	Hot Water : Electric	

### Construction

Year : 19th Century	Type : Residential
Roof : Tiled : Good Condition	Condition : Excellent Condition

### Services

Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Glazing : Double Glazing	Eco Features : Double Glazing; Underfloor Heating

### Grounds

Land Area : 6,500 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : Yes
Garage : No	Car Port : Yes
Swimming Pool : Infinity Pool 10M x 5M	
Outbuildings : 2 Bed Gite 70m <sup>2</sup> + Car Port	

### Ancillary Buildings

Two bedroom independent gite (70m<sup>2</sup>) with private entrance, parking and terrace.

**For Further Information, please contact.**

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