

Renovation Project : Béarnaise Farm with Out-Buildings and 22 Hectares



€ 424,000 fai

FCH560

This Béarnaise farmhouse, situated in the middle of its 22HA and crossed by a river, at the foot of a wooded hill, enjoys a rural situation (without being isolated) and an open view of the surrounding undulating countryside. It is located just 10 minutes from the beautiful villages of Lembeye and Garlin, with easy access to the A65 connecting Pau to Bordeaux.

The ensemble beautifully epitomizes the local Béarnaise architecture. The main house has been renovated inside and yet there remains huge potential to develop and connect the existing out-buildings . The vast stone outbuilding consist of a hangar with two stables ; an aviary and an adjoining stone barn.

The Ensemble offers the added 'rarity' of having 22 hectares of land in one solid 'block'. The land is composed of 11ha of arable land (with a neighbouring river) and 10ha of wooded hillside.

Situated on the outskirts of a peaceful hamlet, with a clear view on the rolling countryside, only 30 minutes from the beautiful historical city of Pau; 1 hour from the ski slopes of the Pyrenees and Biarritz Cote Atlantique.

Airports: Pau at 20 min; Toulouse and Bordeaux within 2 H.

Property Features

Additional Information

Habitable Space : 100 m ²	No of Rooms Total : 2	No. Reception Rooms : 1	No. of Bedrooms : 1
Bathrooms : 0	Shower Rooms : 0	W.Cs : 0	Utility Room : No
Tax Fonciere : € 0.00	Heating : No heating	Hot Water : No hot water at present	

Construction

Services

Year : 19th Century	Type : Residential / Agricultural	Tele / ADSL : Possible	Drainage :
Roof : Recently re-roofed	Condition : To restore	Glazing : Single Glazed	Eco Features :

Grounds

Ancillary Buildings

Land Area : 22360 m ²	Boundary :	Hangar (80.51m ²) with 2 stables & an aviary Barn (15 x 6.80m ²)
Terrace :	Garden Well : No, but river crossing the land	
Garage : In Barns	Car Port :	
Swimming Pool : Possible		
Outbuildings : Stone Barn; Aviary; 2 Stables & Hangar		

For Further Information, please contact.

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