

A Substantial Country Residence with a Commanding Hilltop Position, Pyrenean Views & 9.4HA



€ 1300000 fai

FCH950

This substantial Country Residence with origins dating back to the 16th century, is situated just 10 minutes from the pretty market town of Monein and the 14C fortified town of Navarrenx, recently nominated as one of the most beautiful villages in France. The beautiful historic city of Pau and the cosmopolitan coastal resort of Biarritz can be reached in 35 and 80 minutes respectively.

The property sits at the end of a long private driveway which meanders up through its 9.4HA of private meadow and woodland to a privileged hilltop position with exceptional views of the Pyrenees mountains.

This substantial Manor House (520m²) sits alongside, and perpendicular to, its three adjoining barns forming an attractive inner courtyard. The courtyard is the oldest part of the property; its over-hanging Béarnaise balcony with its colombage and Toulousien brick wall and stone surround doors are believed to date back to the sixteenth century. A former chicken-coop; a pigeonnier and a 11x5m heated swimming pool complete the ensemble. The immediate gardens are divided into sections by low stone walls and ornate railings. Of the 9.4 hectares (22.2 acres), approximately 2.7 HA is laid to meadow and 6.7 HA woodland.

Accommodation is provided over three floors. Two entrance hallways lead into the ground floor; one to the east and one to the

south serving the principal and the service staircases respectively. A family kitchen, sitting room, living room, office and games room occupy the ground floor. The first floor offers five double bedrooms (the master with ensuite facilities), a family bathroom and shower room. Three further bedrooms are found on the second floor. The guest wing /guardian's quarters, situated to the northside of the property, offers the ninth bedroom and a shower room.

Located just 1hr from the nearest ski station and 80 minutes from the vast sandy beaches of the Atlantic Ocean this substantial property could not be better located for an active family wishing to enjoy the pleasures of the 'great outdoors'! Pau airport can be reached in just 35 minutes; Biarritz airport 1hr 15mins and Toulouse & Bordeaux airports 2 hrs.

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 : 520 m ²	No of Rooms Total : 15	No. Reception Rooms : 2	No. of Bedrooms : 9
Bathrooms : 3	Shower Rooms : 2	W.Cs : 6	Utility Room : Yes in Barn
Tax Fonciere : € 2490.00	Heating : Oil fired	Hot Water : Electric	

Construction

Year : 16th Century	Type : Residential
Roof : Slate : re-roofed in 2011	

Services

Tele / ADSL : Yes	Drainage : Septic Tank (report 2013, conforms)
Glazing : Double	Eco Features : Double Glazed

Grounds

Land Area : 94998 m ²	Boundary : Partially Enclosed
Terrace : Yes several	Garden Well : No but 2 Natural Sources
Garage : In the former barns	Car Port :
Swimming Pool : 11x5m Safety Cover Heated	
Outbuildings : 3 BARNs, FORMER PIGEONNIER & CHICKEN COOP	

Ancillary Buildings

BARN 1 : 91.56m² BARN 2 : 133.91m² BARN 3 : 66.61m² FORMER CHICKEN COOP : 23.63m² PIGEONNIER : 25m²

For Further Information, please contact.

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