

## A Former Hunting Lodge, Farmhouse & 2.2 HA of Beautifully Maintained Grounds



€ 380000 fai

FCH1091

Discover an extraordinary property set on 2.2 hectares (5.6 acres) of picturesque land in the heart of the Landaise countryside. This unique estate offers two independent houses—a four-bedroom former hunting lodge and a three-bedroom farmhouse—alongside three spacious barns, and beautifully maintained grounds.

**Main House (Former Hunting Lodge):** This character-filled former hunting lodge offers four spacious bedrooms and is rich in period details. Original features include beautiful terra-cotta floors, traditional fireplaces, and original doors and windows that reflect its historic charm. Ideal for those looking for an elegant primary residence with authentic French architectural touches.

**Second House (Farmhouse):** The neighboring farmhouse is a classic example of Landaise architecture. This cozy three-bedroom residence features authentic column-barge walls and original terra-cotta floors, evoking the rustic charm of the region. With its layout and ambiance, it would be perfect as a holiday rental, offering an excellent opportunity to generate additional income. Work to insulation should be envisaged.

**Location Highlights:**

- **St. Sever:** Located close to the vibrant medieval market town of St. Sever, where visitors and locals enjoy brocante fairs, flower shows, and the annual “Bull Running” through charming, historic streets.
- **Eugenie Les Bains:** Only 20 minutes away, this renowned spa town is home to Michel Guérard’s Michelin-starred restaurant and luxury spa.
- **Pau and Beyond:** The historic city of Pau can be reached within 45 minutes, offering cultural experiences and modern amenities. Additionally, the Atlantic coast is just over an hour’s drive away, while the Pyrenean ski slopes are a 90-minute drive, catering to a variety of outdoor interests.

#### Accessibility:

- Pau Airport – 45 minutes
- Biarritz Airport – 1 hour 20 minutes
- Bordeaux Airport – 2 hours

This is a rare opportunity to own a slice of French heritage in an idyllic location, with potential for rental income and proximity to cultural landmarks, airports, and natural attractions. Perfect for those seeking a primary residence with a unique secondary property or a holiday investment with charm and convenience.

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 : 275 m²	No of Rooms Total : 8	No. Reception Rooms : 4	No. of Bedrooms : 4
Bathrooms : 3	Shower Rooms : 0	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 2470.00	Heating : Oil Fired Central Heating / Wood Burners	Hot Water : Oil Fired	

### Construction

Year : 1600's	Type : Residential
Roof : Tiled	

### Services

Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Glazing : Single	Eco Features :

### Grounds

Land Area : 22729 m²	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : Yes
Garage : No	Car Port : No
Swimming Pool : No	
Outbuildings : 2 Barns. Independant Farmhouse	

### Ancillary Buildings

FARMHOUSE GITE: 3 bedrooms, 2 shower rooms each with WC, sitting room and kitchen STUDIO FLAT / STORAGE: Open Plan living space with Mezzanine sleeping area, shower room BARN I (17.7m2) : with tiled roof & cement floor, leading to the tack room (11.02m2) BARN II (29m2) : with tiled roof & earth f

**For Further Information, please contact.**

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