

Equestrian Property near Pau with 11 Stables, 15 HA (37 acres), Paddocks & Small Vineyard



€ 682,500 fai

FCH1153

An ideal property for anyone looking for a lifestyle farm in a beautiful location not far from amenities and the Pau racetrack. This stud farm, currently used for the breeding of Anglo-Arab racehorses, is approached via electric gates down a long driveway with horse pasture either side. The pasture is securely fenced with field shelters and water troughs. There is further pasture to the rear of the house with 8 stables and 3 foaling boxes. The land is fully visible from the house. Set into the hillside at the back is a small vineyard.

The traditional Béarnaise house dates from 1770 and offers beautiful views over the pasture and hills beyond. The rooms are generous in size and boast original features such as large, stone fireplaces. The roof was replaced in 2005. The house is warm, comfortable, and generally in good order but would benefit from some modernizing and from a complete overhaul of the guest apartment and the attics. As it stands, the house comprises four bedrooms, three bathrooms (of which two are ensuite), a linen room and adjacent dressing room, a generous double aspect sitting room, a huge dining room with access to a very large billiards room/office and a traditional kitchen with storage areas to the rear. Additionally, there is a guest apartment which requires renovation. The attics were originally used as maids' rooms and could be turned into bedrooms if renovated. The house faces east, and all the main rooms are on this side and therefore benefit from good light.

To the side of the house, an attached stone barn houses a garage area and foaling boxes with a hayloft over the top. The

buildings are set around a courtyard entrance that also contains a 'pigeonnier' and access to a swimming pool and entertaining terrace with summer kitchen.

The Pau area offers exceptional sporting opportunities with the Pau 5 star being one of the highlights of the equestrian calendar. Moreover, with lakes, mountains, and the Atlantic coast at Biarritz all within easy reach, the activities range from skiing, hiking, fishing, cycling and mountain sports in the Pyrenees, to white water canoeing in the Gave de Pau and the oldest golf course in Europe outside of Britain. Rugby is a local obsession while boar hunting and shoot dinners feature on the social calendar. Pau is a beautiful old town offering boutique shopping and a good selection of restaurants and bars. It is particularly noted for the Boulevard facing the mountains where you can sip one of the excellent local wines while watching the sun go down. There are high speed train, motorway and airport connections at Pau and Lourdes offering good accessibility to the UK, throughout France and into Spain. With a high-speed cable connection available in the area, the property would be suitable for an executive working from home who sometimes needs to travel for meetings as well as for someone who simply wants to enjoy a comfortable but not isolated rural lifestyle.

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 : 355 m ²	No of Rooms Total : 15	No. Reception Rooms : 3	No. of Bedrooms : 4
Bathrooms : 3	Shower Rooms : 0	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 978.00	Heating : Oil-Fired	Hot Water : Electric	

Construction

Services

Year : 1770	Type : Residential	Tele / ADSL : Yes	Drainage : Septic tank
Roof : Relaid in Natural Slate in 2005		Glazing : Single	Eco Features :

Grounds

Ancillary Buildings

Land Area : 150000 m ²	Boundary : Fenced	Independent Stable Block 324m ² ; Adjoining Stable 55m ² ; Garage 41m ² ; Workshop 29m ² ; Covered Terrace 25m ² ; Pigeonnier 26m ² ; Field shelters
Terrace : Covered Terrace next to Pool 25.94m ²	Garden Well : Yes	
Garage : Yes 41.45m ²	Car Port : Yes	
Swimming Pool : 12 x 5m Saltwater, Safety Shutter, Constructed 200		
Outbuildings : Independent Stable Block 324m ² ; Adjoining Stable 5		

For Further Information, please contact.

Joanne Davey

French Character Homes
Telephone: +33 (0)5 59 12 28 13
Mobile: +33 (0)6 77 70 21 98
sales@frenchcharacterhomes.com
www.frenchcharacterhomes.com

Document non-contractuel Mandat 2508 1153

S.A.S. French Character Homes

R.C.S. PAU: 514275239 N° TVA : FR86514275239
Carte Transaction Immobilière CPI 6402 2017 000 019 047
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris