

An Exceptional 18C 5-Bed Family Home with 3-Bed Cottage, 22.6 Acres & Pyrenean Views



€ 1100000 fai

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Nestled in 22.6 acres of private land within the heart of the Jurançon wine region, this exquisitely restored 18th-century Béarnais estate combines period charm with modern comforts. The property consists of a five-bedroom main house (236 m²) and a converted former winery (210 m²), now serving as a three-bedroom guest cottage with a home cinema. The 9.24 hectares (22 acres) of land is spread over private gardens, meadows, and woodlands offering an idyllic retreat from which to enjoy breathtaking views of the Pyrenees mountains, whilst being just 10 minutes from Pau, its airport, and international school.

Positioned privately at the end of a 200-meter lane in a highly sought-after residential area above Pau, this beautifully restored estate is perfectly situated to enjoy the tranquility of nature while remaining close to the city's amenities. The property features a raised wooden cabin, offering a secluded spot to soak in the magnificent Pyrenean landscape.

The main house, dating back to 1779, underwent a comprehensive professional renovation in 2005. The updates included a new natural slate roof with revised timbers, an extension to create a spacious kitchen and a fifth bedroom, attic and first-floor ceiling insulation, and new openings to maximize natural light. The windows were replaced with double-glazed units, except for the front-facing windows, where the original frames were preserved, with double-glazed glass added to maintain the home's period charm. Further renovations included complete re-wiring and re-plumbing, beam and floor restoration, and the installation of a wood-burning stove. A Viessmann oil-fired boiler was installed in 2018, and a fully compliant septic system was added in

2022.

The ground floor of the main house offers an open-plan living area of 78m², a spacious family kitchen with doors opening onto a raised terrace overlooking the gardens, and a utility room with access to the parking area. A beautiful period staircase leads to the first floor, which features a 34.7m² master bedroom, two double bedrooms, and a family bathroom. The second floor includes two additional double bedrooms and a shower room.

The former winery, dating back to 1788, was fully renovated in 2015. Updates included a new slate roof with revised timbers, repointed internal stone walls, re-wiring, re-plumbing, and new openings to increase natural light. The ground floor features a vast 80m² cinema room, a kitchen that opens to a private garden, and a WC. A discrete staircase leads to the first floor, which includes three double bedrooms and a family shower room.

This exceptional property offers the perfect blend of rural charm and modern living, with the added potential of an income stream from the guest cottage. Its breathtaking views, serene setting, and proximity to Pau make it ideal for those seeking a peaceful countryside retreat without sacrificing convenience.

The location provides the best of both worlds, with excellent transport links. The Pyrenean ski slopes are just 45 minutes away, while the cosmopolitan coastal resort of Biarritz and the Spanish border are within an hour's drive. Pau airport is just 20 minutes away, Tarbes/Lourdes airport is 40 minutes, and Toulouse airport can be reached in 90 minutes.

To the west, the charming market towns of Lasseube, Monein, and Navarrenx offer delightful local amenities, while the riverside town of Oloron Sainte-Marie is less than 30 minutes south. Pau, the capital of the Pyrénées-Atlantiques, offers a rich array of leisure and sporting facilities, including rugby, basketball, handball, and kayaking. The city is also known for its equestrian scene and hosts events such as an annual Monaco-style Grand Prix and a stage of the Tour de France. With the nearest ski resort, Gourette, less than an hour away and the Atlantic coast and Biarritz just over an hour's drive, this property is ideally located for both relaxation and adventure.

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 : 445 m ²	No of Rooms Total : 10	No. Reception Rooms : 2	No. of Bedrooms : 8
Bathrooms : 1	Shower Rooms : 2	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 4100.00	Heating : Oil-fired (Viessmann boiler 2018)	Hot Water : Oil-fired + Electric	

Construction

Year : 1779 Type : Residential
Roof : Slate

Grounds

Land Area : 91477 m² Boundary : Open
Terrace : Yes Garden Well : Source
Garage : No Car Port : No
Swimming Pool : No
Outbuildings : Chalet

Services

Tele / ADSL : FIBRE Drainage : Septic Tanks x 2
Glazing : Double Eco Features : Double Glazing,
Insulation

Ancillary Buildings

For Further Information, please contact.

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