

Magnificent 18C Bearnaise Property with Panoramic Mountain Views



€ 650,000 fai

FCH1108

Located in the heart of Béarn countryside, this beautiful, private property offers peace and tranquility with breathtaking views of the Pyrenees mountain range and the surrounding countryside. This former farmhouse, entirely renovated in recent years, sits on the hillside of its almost 3 hectare plot with a private entrance drive.

The charming historic property, dating back to the 18th century, presents a spacious family home of 295 m², blending modern comfort with high-quality finishes inside its beautiful period stone walls. The main house, spanning 240 m², includes a bright and generous living room, a fully-equipped kitchen, a guest WC, a utility room, and a cellar on the ground floor. The upper floor features five bedrooms, a dressing room, two shower rooms, and a cozy TV room. A corridor leads to a small terrace with views of the gardens and surrounding countryside.

An independent 55 m² apartment, located on the east side of the property, offers a living room opening into a private courtyard, a fully-equipped kitchen, a bedroom, a bathroom, and a separate WC. The apartment can be sold fully furnished and presents a potential source of rental income. The two living spaces are connected by a 57 m² stone barn, which has been converted into a games room and gym. Both the house and apartment enjoy access to this space, along with a 45 m² garage and workshop.

The property is well-insulated and features energy-efficient heating, including a heat pump system and a 17kW wood-burning stove in the main living area, ensuring excellent energy performance. Many rooms are also fitted with reversible

air-conditioning units for added comfort.

Outside, the environment is bucolic; the grounds surrounding the property beautifully landscaped to provide several terraces to enjoy the sunshine all day long, as well as a beautiful natural pond. The fields below have been planted with 22 young fruit trees and a forest of Paulownia trees bordering a small stream. Located equal distance between the popular tourist towns of Sauveterre de Bearn and Navarrenx, the beaches of the Atlantic coast and the ski resorts of the Pyrenees mountains can be reached in just one hour.

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 : 295 m ²	No of Rooms Total : 11	No. Reception Rooms : 2	No. of Bedrooms : 6
Bathrooms : 0	Shower Rooms : 3	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 850.00	Heating : Heat Pump + Air Conditioning + Wood Burner	Hot Water : Electric	

Construction

Year : 1789	Type : Residential
Roof : Tiled	

Services

Tele / ADSL : Fibre Optique	Drainage : Septic Tank
Glazing : Double Glazing	Eco Features : Double Glazing; Heat Pump Heating

Grounds

Land Area : 29480 m ²	Boundary : Open
Terrace : Yes	Garden Well : Natural Pond
Garage : In Barn	Car Port : No
Swimming Pool : No	
Outbuildings : Barn 45m2	

Ancillary Buildings

Independent apartment of 55m2 including one bedroom, a living room, kitchen, bathroom and WC.

For Further Information, please contact.

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