

## A Charming Country Residence with Saltwater Pool, Barn & Double Garage in 2HA of land



**€ 395,000 fai**

**FCH1112**

This charming country residence is set within two hectares of immaculately maintained mature grounds, featuring a large barn, a double garage, and a swimming pool. The property enjoys a peaceful rural setting with sweeping views across rolling countryside, yet remains conveniently located—just 10 minutes from the medieval village of Morlanne, 15 minutes from the picturesque market town of Arzacq, and 20 minutes from the riverside market town of Orthez. The city of Pau, capital of the Pyrénées-Atlantiques region, can be reached in under 45 minutes.

The main house offers accommodation over two floors, with each room benefiting from an abundance of natural light through its double or triple-aspect period windows. The entrance door opens into a wide hallway that runs the entire length of the building. To the right, a spacious dining kitchen features a generous dining area centered around a wood-burning stove. To the left, a formal sitting room connects seamlessly to a study, formerly a fourth bedroom. A guest cloakroom completes the ground floor. A staircase leads down to the garden level, where a practical utility room provides direct access to the outside. On the first floor, the master bedroom includes a dressing area and en-suite bathroom, while two additional double bedrooms share a family bathroom. The attic offers potential for further accommodation if required.

The immediate grounds are predominantly laid to lawn, interspersed with a variety of mature trees and vibrant, well-stocked flowerbeds that provide color throughout the seasons. The swimming pool sits just below a wisteria-covered dining terrace,

offering stunning views over the surrounding countryside. The gardens closest to the house are securely enclosed, making them ideal for large dogs, while the surrounding fenced pastureland provides both protection for the property and the option for grazing horses. A substantial river-pebble barn, which includes two stables, forms an attractive courtyard alongside an attached double garage. These outbuildings present an excellent opportunity for conversion into guest cottages or gîtes, benefiting from a separate rear entrance.

This exceptionally pretty country residence is situated just 40 minutes northwest of the historic city of Pau and one hour and 15 minutes from the vibrant coastal resort of Biarritz, with easy access to the Pyrénées ski slopes and the Spanish border. Travel connections include Pau Airport (25 minutes), Tarbes-Lourdes Airport (50 minutes), and Biarritz Airport (1 hour 15 minutes), while Bordeaux and Toulouse airports are both approximately two hours away.

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 : 201 m²	No of Rooms Total : 5	No. Reception Rooms : 2	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 1200.00	Heating : Gas Fired - New Boiler in 2017	Hot Water : Gas-Fired	

### Construction

### Services

Year : 1928	Type : Residential	Tele / ADSL : Yes	Drainage : Septic Tank
Roof : Slate - revision		Glazing : Single	Eco Features :

### Grounds

### Ancillary Buildings

Land Area : 19880 m²	Boundary : Enclosed	BARN 172m2 x two floors with 2 stables to the rear. GARAGE 77m2
Terrace : Covered Terrace	Garden Well : Yes	
Garage : Yes 77m2	Car Port :	
Swimming Pool : 10.5 x 5m Saltwater		
Outbuildings : BARN 172m2 x two floors with 2 Stables & GARAGE 77		

**For Further Information, please contact.**

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