

## **A Beautifully Maintained Family Home with Spectacular Views and Successful Gite**



**€ 599,000 fai**

**FCH1116**

This wonderful country property, built in 1981, sits in an elevated position surrounded by beautifully landscaped gardens of approximately 5,080m<sup>2</sup>, offering breathtaking views of the Pyrenees and rolling countryside. Perfectly maintained and thoughtfully designed, the property offers comfortable family living combined with excellent income potential.

The main house provides around 156m<sup>2</sup> of bright, welcoming accommodation, comprising a spacious sitting room with mountain views, a well-appointed kitchen, four generous bedrooms, an office (currently used as a fifth bedroom), a summer lounge/veranda, utility room, and large garage. The home benefits from double glazing, a solar panel heating system, and meticulous upkeep throughout.

The gardens are a particular feature of the property, boasting mature trees, well-established shrubs, colourful planting, and a productive vegetable garden. A 10m x 5m in-ground swimming pool provides the perfect setting for outdoor relaxation, whilst a summer kitchen and covered kiosk under a majestic oak tree invite leisurely al fresco dining.

In addition to the main residence, the property includes a separate guest house, currently run as a large and successful gîte. This Guest house could equally be divided into two independent apartments to offer : On the ground floor, large kitchen, one bedroom, shower room, and private terrace; and on the first floor (83.63m<sup>2</sup>), a spacious living area with panoramic views, kitchen, three bedrooms, linen room and shower room.

The property also benefits from three garages and a large workshop of approximately 60m<sup>2</sup>. The property is ideally situated in a peaceful setting yet remains within easy reach of local amenities. The market towns of Arzacq, Morlanne, and Samadet are all just 15 minutes away, with Hagetmau only 20 minutes by car. The historic city of Pau can be reached in 50 minutes, and Orthez train station is a 40-minute drive.

A beautiful family home with character and charm, offering both tranquility and opportunity in the heart of the Béarnaise countryside!

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 : 200 m <sup>2</sup>	No of Rooms Total : 9	No. Reception Rooms : 3	No. of Bedrooms : 8
Bathrooms : 2	Shower Rooms : 2	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 2188.00	Heating : Heat Exchange Pump and Wood	Hot Water : Solar Panels	

### Construction

Year : 1981	Type : residential
Roof : Tiles	

### Services

Tele / ADSL : Yes	Drainage : Septic tank
Glazing : Double	Eco Features : Heat Exchange Pump; Double Glazing; Solar Panels

### Grounds

Land Area : 5080 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : 3	Garden Well : No but 3 Large Rain Water Vats
Garage : 3	Car Port : No
Swimming Pool : 10m x 5m - Salt Water Filtration	
Outbuildings : Large Atelier on two floors; Garden Shed	

### Ancillary Buildings

**For Further Information, please contact.**

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Document non-contractuel Mandat 2503 1116

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

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