

**An Exquisite Country Home, 22 acres with Private Vineyard & Exceptional Pyrenean Views!**



**€ 990,000 fai**

**FCH1119**

Situated within 22 acres of private grounds in the heart of the renowned Jurançon wine region, this charming 5-bedroom family home, with an additional 2-bedroom guest annex, offers breathtaking views of the Pyrenees and the convenience of being just 20 minutes from the historic city of Pau, its airport, and its international school. All essential amenities, including supermarkets, medical facilities, restaurants, DIY stores, and a cinema, are located just 10 minutes away in Lescar.

The property is discreetly positioned on the edge of a peaceful hilltop village, an area favoured by local cyclists and walkers for its stunning scenery.

Cherished by the same family for nearly 60 years, this unique property now awaits its next custodian. The main house occupies an elevated position, offering uninterrupted views of the Pyrenean mountain range. It sits within 22 acres of diverse grounds, including meadows, woodland, a building plot, and a private 4,000m<sup>2</sup> vineyard planted with AOC Jurançon vines. The existing planting rights extend to 1 hectare, allowing for potential expansion of the vineyard.

A gated entrance leads to the front of the property, where views of the mountains immediately catch the eye. The main entrance door opens into a welcoming open-plan living area. To the left is a cosy sitting room with a period fireplace, beamed ceiling,

and a large picture window that beautifully frames the mountainous vista. To the right is the billiard room, also with a period fireplace. The original staircase from the reception leads to the first-floor master bedroom and a bathroom.

From the billiard room, you step into the impressive dining hall, a central hub of the home, with its 3.7 metre high beamed ceiling and original fireplace. The dining hall connects to several key areas: a corridor to the side leads to a guest cloakroom and continues through to the kitchen, which opens onto a west-facing terrace with panoramic views over the vineyard, swimming pool, and the majestic Pyrenees mountain range. A staircase within the dining hall accesses the main upstairs area, comprising three further bedrooms and a shower room. Both upstairs wings are connected via the bathrooms, offering a practical and flexible layout. The dining room also links directly to the newly renovated ground floor master suite, located in the south wing of the house, which features generous built-in wardrobes and a beautifully appointed en-suite shower room. Large arched glass doors on the southern side of the dining room fill the space with natural light and provide seamless connection to the outdoors.

To the south-west of the main house stands a separate Béarnaise-style ancillary building, offering a large covered terrace that serves as an ideal space for family gatherings and entertaining. From here, you can enjoy exceptional views over the gently undulating landscape towards the Pyrenees. This space also includes a barbecue area, a shower room, and a separate WC. The adjacent 11x6m heated swimming pool, complete with a safety roller cover, makes the most of the stunning setting. Above the covered terrace are two additional bedrooms with wash facilities, offering additional guest accommodation.

To the rear of the poolside building, and accessed via a small country lane, is a useful triple carport and a storage area for the ride-on lawnmower. A garage of 50m² sits adjacent to the property and serves as useful storage for maintenance machinery.

The property also benefits from a low-energy wood pellet boiler, installed in 2023, providing sustainable and efficient heating throughout.

This exceptional character home would appeal to those seeking a rural retreat with commanding views, while remaining easily accessible to Pau, its amenities and its international school. To the west lies the charming market towns of Lasseube, Monein, and Navarrenx, while to the south, the riverside town of Oloron-Sainte-Marie can be reached in under 30 minutes.

Pau, the capital of the Pyrénées-Atlantiques, offers a wide choice of schools, leisure facilities, and sporting activities, including rugby, basketball, handball, kayaking, and more. The city is also known for its equestrian culture, annual Formula 3,000 & Historic Grand Prix, and as a regular host of the Tour de France.

Gourette ski resort is less than an hour’s drive, while the Atlantic coast and the vibrant seaside town of Biarritz lies 90 minutes away. Viewing is highly recommended!

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 : 230 m²	No of Rooms Total : 10	No. Reception Rooms : 3	No. of Bedrooms : 7
Bathrooms : 1	Shower Rooms : 3	W.Cs : 4	Utility Room : In cellar
Tax Fonciere : € 1409.00	Heating : Wood Pellet Central Heating (installed in 2023)	Hot Water : Wood Pellet Boiler (House), Electric Poolside Anne	

### Construction

Year : 18 Century      Type : Residential  
Roof : Picon Tiles

### Grounds

Land Area : 96190 m<sup>2</sup>      Boundary : Open  
Terrace : Covered Terrace 35m<sup>2</sup>      Garden Well : No  
Garage : Garage 50m<sup>2</sup>      Car Port : Triple Carport  
Swimming Pool : 11x6m / Heated /Automatic Filtration chlorine / Li  
Outbuildings : Triple Carport + Large Garage for land machinery

### Services

Tele / ADSL : Yes      Drainage : Septic Tank (non-conform)  
Glazing : Single      Eco Features : Insulation of Ceiling Cellar (2024)

### Ancillary Buildings

Ride-on lawnmower Store (6m<sup>2</sup>) Abri voiture triple Garage (50m<sup>2</sup>)

**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 2504 1119

**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