

## Elegant Farm Ensemble in 1.5 Hectares of Land, 4 Barns, Constructible Plot



**€ 450,000 fai**

**FCH1182**

Once the cherished family home of the village's former Mayor, this striking countryside estate offers an exceptional blend of historic charm, spacious living, and exciting development potential. Set on nearly 4 acres (approx. 15,000m<sup>2</sup>) of private land, the property includes a generous building plot of 1,484m<sup>2</sup>—perfect for a new project—or simply enjoy the space as an expansive family home with a fully independent gîte for additional income.

Dating back to 1857, the main house is in good condition. The slate roof was entirely renewed in 2023, and the large independent barn's tiled roof was replaced in 2020. Inside, the home retains lovely original features alongside the comfort of gas central heating, partial double glazing, and well-maintained, light-filled rooms.

On the ground floor, you'll find four generous reception rooms, a kitchen, bedroom, shower room, WC, and a second bathroom. Upstairs, five spacious bedrooms and an additional WC offer flexibility for large families or guests. The layout allows for easy division into two distinct living spaces—ideal for creating a one-bedroom apartment for rental or visiting friends and family. With just minor cosmetic updates and perhaps the addition of a second kitchen, the property is ready to welcome its next chapter.

Step into the charming courtyard entrance to discover the full extent of the ensemble:

A magnificent stone barn (143m<sup>2</sup>) with soaring ceilings offering scope for a second level.  
 A former cattle shed (108m<sup>2</sup>) tucked behind the barn.  
 Two additional attached outbuildings: a garage (50m<sup>2</sup>) and a potential games or storage room (70m<sup>2</sup>).  
 The private land lies mostly to the rear of the property and offers peace, privacy, and wide-open views. The included building plot is accessed by its own entrance and sits well apart from the main home, ensuring the integrity and seclusion of the existing ensemble are preserved.

Ideally located between the popular tourist towns of Sauveterre-de-Béarn and Navarrenx, the property is just one hour from both the Atlantic beaches and the ski resorts of the Pyrenees—a true haven between mountains and sea.

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 : 281 m <sup>2</sup>	No of Rooms Total : 10	No. Reception Rooms : 4	No. of Bedrooms : 6
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 655.00	Heating : Gas Fired Central Heating	Hot Water : Gas Boiler	

### Construction

Year : 1857	Type : Residential
Roof : New Slate Roof in 2023	

### Services

Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Glazing : Partially Double Glazed	Eco Features : Partially Double Glazed

### Grounds

Land Area : 15120 m <sup>2</sup>	Boundary : Partially enclosed
Terrace : Courtyard	Garden Well : No
Garage : In Barn	Car Port : No
Swimming Pool : No	
Outbuildings : Several Outbuildings	

### Ancillary Buildings

OUTBUILDINGS: Barn 1 32.25m<sup>2</sup> plus upper floor. Attached to main house Barn 2 50m<sup>2</sup> garage / workshop Barn 3 70m<sup>2</sup> games room / gym Barn 4 143m<sup>2</sup> plus upper floor. Roof renovated in 2020 Open-sided former cowshed 108m<sup>2</sup>

**For Further Information, please contact.**

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