

## Delightful Béarnaise Farmhouse With 2 Bed Gîte, Heated Swimming Pool and Mountain Views



**€ 595,000 fai**

**FCH1162**

Charming Béarnaise Ensemble with Guest Cottage, Pool & Pyrenees Views – Ideal Holiday Rental Opportunity.

Nestled in the picturesque Béarnaise countryside, just 10 minutes from the vibrant market town of Orthez and 40 minutes from the historic city of Pau, this beautifully presented property offers a rare opportunity to acquire an attractive and versatile ensemble with strong holiday rental potential.

Set within peaceful surroundings with bucolic country views towards the Pyrenees mountains, the ensemble comprises:

- A charming four-bedroom farmhouse full of character, offering spacious accommodation across three levels. The ground floor features a large, fully fitted kitchen and dining room, a cosy sitting room with fireplace, a utility room and two toilets. The upper floors provide three bedrooms, a bathroom, separate WC, and an office (or fourth bedroom).
- An immaculately renovated two-bedroom guest cottage, created within the adjoining barn and ideal for holiday letting. The guest house boasts an open-plan ground floor with a fully equipped kitchen, dining area and sitting room, a stylish shower room with WC, and two luxurious en-suite double bedrooms upstairs.
- An in-ground heated swimming pool, perfect for summer relaxation, surrounded by terraces and green space.
- A wooden cabin and fire pit – a magical setting for outdoor evenings.

- Approximately 35m<sup>2</sup> of remaining barn space, ideal for storing a tractor and garden equipment.

Set in a calm yet not isolated location, the property enjoys excellent access to local amenities and the natural beauty of the Béarn region. With its combination of traditional charm, modern comfort and rental appeal, this is an outstanding opportunity to enjoy the French lifestyle while generating income.

A true gem in the heart of south-west France – early viewing 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 : 221 m <sup>2</sup>	No of Rooms Total : 9	No. Reception Rooms : 2	No. of Bedrooms : 6
Bathrooms : 2	Shower Rooms : 2	W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 1457.00	Heating : Wood, Pellet Stove, Climate Control + Air Con	Hot Water : Electrique	

### Construction

Year : 19th Century	Type : Residential
Roof : Picon Tiled	

### Grounds

Land Area : 8950 m <sup>2</sup>	Boundary : Partially enclosed
Terrace : Covered Terrace Farmhouse / Courtyard Terrace Gite	Garden Well : No
Garage : In Barn	Car Port : No
Swimming Pool : In Ground 9M x 4M Heated Pool	
Outbuildings : Partially Converted Barn	

### Services

Tele / ADSL : Fibre Optic	Drainage : Septic Tank and Micro Station
Glazing : Double Glazing	Eco Features : Double Glazing, Climate Control

### Ancillary Buildings

Beautifully appointed. 82m<sup>2</sup> with an independent entrance and courtyard terrace. Ground floor: Dining Kitchen, Sitting Room, Shower Room and WC First floor: Two Double Bedrooms with en-suite Bath / Shower.

**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](mailto:sales@frenchcharacterhomes.com)  
[www.frenchcharacterhomes.com](http://www.frenchcharacterhomes.com)

Document non-contractuel Mandat 2509 1162

**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