

**Charming 18th Century Béarnaise Farmhouse full of Character only 30 mins North of Pau**



**€ 370,000 fai**

**FCH1134**

Tucked away in a peaceful village on the outskirts of Arzacq-Arraziguet, this exceptional Béarnaise home is a rare blend of historic charm and rustic authenticity. A family home for generations, the property offers a rare opportunity to become the next custodian of a rare gem that features handcrafted details, traditional architecture, and a comfortable atmosphere steeped in heritage—ideal for those who appreciate homes with authenticity.

Set in the Northern part of the Béarn, close to les Landes in a quiet hamlet, this unique residence offers a convenient location; only an hour from the Atlantic Coast, 30 minutes from the historical city of Pau and its airport 20 minutes away, while only a few minutes drive from several neighbouring market villages. Only a few minutes drive to neighbouring Arzacq-Arraziguet for all amenities, several restaurants, supermarkets and shops.

This home offers a peaceful retreat close to large nearby villages, a spacious holiday home or a character-filled primary residence. Inside the space resonates warmth, with 5 bedrooms it can comfortably house large families and guests, the kitchen, living spaces and bedrooms are all generously sized allowing for maximum comfort and even allowing for multiple configurations. It also offers an abundance of period features and unique craftsmanship; custom carpentry, original flooring, a grand entrance and hallways, exposed beam ceilings and incredible oak floors that run through the 1st floor bedrooms.

Through the front gates and into the court yard the property offers views onto the countryside as well as the Pyrenees. There is a natural flow from the home into the garden with two small terraces. The property sits on over a hectare of land of once meticulously maintained garden including a large 250m2 barn with endless potential; a space for large family gatherings, extensive workshop or conversion.

This unique property is not to be missed, visits are 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 : 362 m <sup>2</sup>	No of Rooms Total : 17	No. Reception Rooms : 2	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 2	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 1038.00	Heating : Gas (Propane); Wood	Hot Water : Electric	

### Construction

Year : 18C	Type : Residential
Roof : Tile	

### Services

Tele / ADSL : Yes	Drainage : Non-conform
Glazing : Single + Double	Eco Features : Partial double glazing

### Grounds

Land Area : 12150 m <sup>2</sup>	Boundary : Partially enclosed
Terrace : No	Garden Well : Yes
Garage : In Barn	Car Port : No
Swimming Pool : No	
Outbuildings : Large Barn	

### Ancillary Buildings

**For Further Information, please contact.**

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