

## **Elegant 19th-Century Béarnaise Estate with Mountain Views and Exceptional Stone Barns**



**€ 780,000 fai**

**FCH1142**

This exceptional 19th-century country residence, steeped in local heritage, is arranged around a remarkably spacious central courtyard, bordered by the original Béarnaise farmhouse and two beautifully maintained stone barns. The imposing entrance gates open into an elegant courtyard with cobbled paths and neatly edged lawns. The eye is naturally drawn to the breathtaking view of the Pyrenees, perfectly framed through the stone archway of the barn.

Situated in a highly sought-after residential area, just 20 minutes from the historic city of Pau, its airport, and its international school, the property enjoys a privileged location within 3,000m<sup>2</sup> of enclosed gardens, with uninterrupted views of the Pyrenees.

The main house offers generous and versatile living space. To the left of the entrance hall, a large family kitchen opens into an attractive orangery-style summer room, ideal for year-round alfresco dining while enjoying panoramic mountain views. To the right, a spacious living room centres around the original fireplace and leads into a large office or music room, which could also serve as a ground floor bedroom. A utility room housing the geothermal boiler and a separate WC complete the ground floor accommodation.

The first floor offers three large double bedrooms and a second office located above the ground floor office, also accessible via

a secondary staircase. The attic offers further potential for conversion into additional bedrooms if required.

Renovated by the current owners over 20 years ago, the property has been sympathetically restored to combine period charm with modern comfort, including double-glazed windows, underfloor geothermal heating, and reversible air conditioning.

Two impressive, immaculate stone barns, each offering approximately 180m<sup>2</sup> on the ground floor with additional upper levels, stand side by side, forming the courtyard. These buildings present outstanding potential for a variety of uses—such as classic car storage, workshops, guest accommodation, or an events venue (subject to planning approval). Additional outbuildings include a workshop and a greenhouse.

Located just 20 minutes east of Pau, the capital of the Pyrénées-Atlantiques, the property benefits from proximity to a wide range of amenities. Pau offers excellent schooling options and a vibrant selection of leisure and sporting facilities, including rugby, basketball, handball, and kayaking. It is also known for its equestrian culture, annual “Monaco-style” Grand Prix, and as a host city of the Tour de France.

The Gourette ski station is just under an hour’s drive, while Biarritz and the Atlantic coast can be reached in a little over an hour.

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 : 235 m <sup>2</sup>	No of Rooms Total : 6	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 1300.00	Heating : Geothermic Heat Pump (underfloor heating) + Revers	Hot Water : Geothermic	

### Construction

### Services

Year : 1872	Type : Residential	Tele / ADSL : Yes	Drainage : Septic Tank
Roof : Slate		Glazing : Double	Eco Features :

### Grounds

### Ancillary Buildings

Land Area : 3187 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : Yes
Garage : Yes	Car Port : Yes
Swimming Pool : No	
Outbuildings : 2 Large Barns	

**For Further Information, please contact.**

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