



27-HECTARE ESTATE + HOLIDAY BUSINESS WITH
2 FARMHOUSES + 8-BED GÎTE + WELLNESS
CENTRE + POOL + MOUNTAIN VIEWS!

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HOLIDAY BUSINESS WITH
2 FARMHOUSES + 8-BED
GÎTE + WELLNESS CENTRE
+ POOL + MOUN...



PROPERTY FACT FILE	
REFERENCE	A19027CEL64
PRICE	€ 1,390,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	20
BATHROOM	19
ACCOMMODATION	849 m ²
LAND	270065 m ²
TOWN	Pau
DEPARTMENT	
LOCATION	Ski
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Near Pau (25min) + Pyrenean ski resorts (40min)
- 2 farmhouses easily joined to make one 6-bed house
- Vast 8-bed barn, ideal groups/B&B/retreats/yoga
- 3 chalets long-term lets/gîtes - immediate income
- Ideal for horses - stable, paddock, 27 hectares

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Nestling in a magical hilltop setting in the beautiful Béarnaise countryside, this elegant country estate of 27 hectares has fabulous views of the Pyrénées, two exquisite farmhouses, a luxurious converted barn ideal for holiday rental with eight bedrooms, sauna and gym, three chalets on long-term furnished leases, stables for

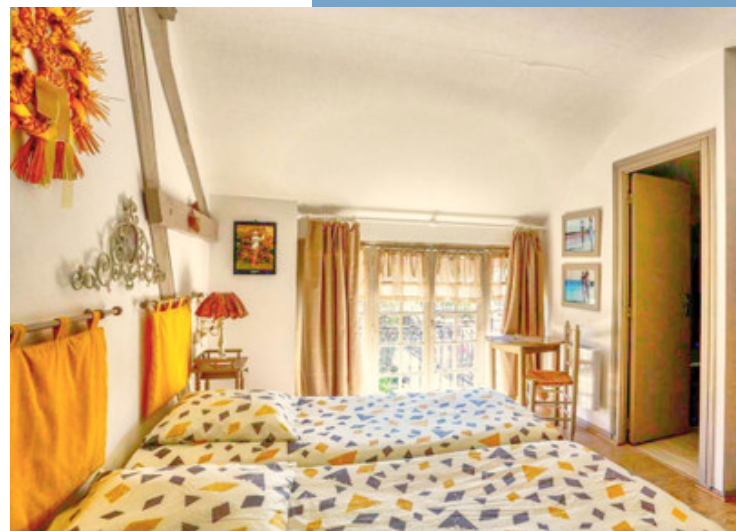
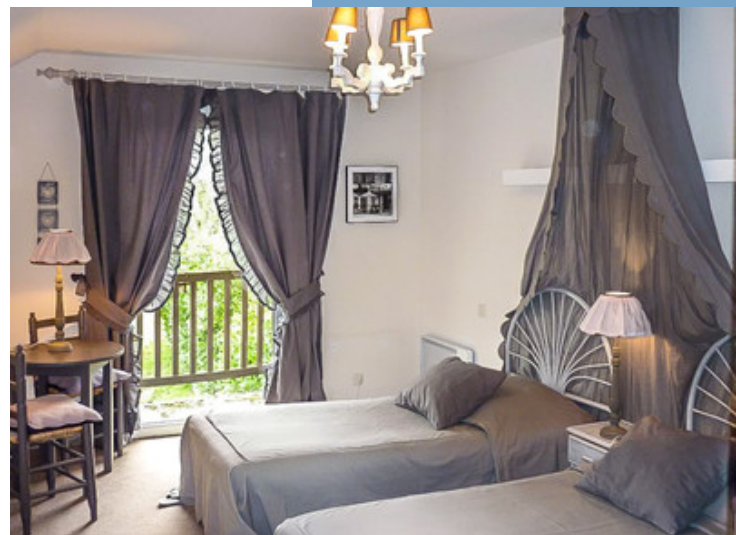
DESRIPTIF

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This superb hilltop country estate is located in the foothills of the Pyrénées, halfway between mountain ski resorts and Pau. Built in 1775, the property comprises a huge L-shape farmhouse (370m² in total), a vast renovated barn (580m²) with eight guest bedrooms and a health spa area, three chalets (currently rented on long-term furnished leases), a swimming pool (14m x 7m), stables and 27 hectares of land (15 hectares of woodland and 12 hectares of meadows).

The L-shape farmhouse has been cleverly adapted to create two smaller farmhouses, with three bedrooms each. Linked by a connecting door, it would be easy to combine both buildings to recreate one large house with six bedrooms. Both farmhouses have been beautifully modernised, yet retain many of their original features, such as open fireplaces, exposed beams and exposed stone walls throughout. Both farmhouses could be rented out as holiday homes or it would be ideal for an extended family wishing to live together but in two separate houses.

The property's vast barn has been beautifully renovated and has a sunny roof terrace of 85m². There are now eight bedrooms on the first floor of the barn (each with its own shower room), along with a gorgeous open-plan main room with sitting, dining and kitchen areas, a gym and a spa area with two treatment rooms and a sauna. Ideal for Bed and Breakfast or for renting out to large groups for holidays and special occasions, it could also be perfect for accommodating corporat



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/AI9027CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

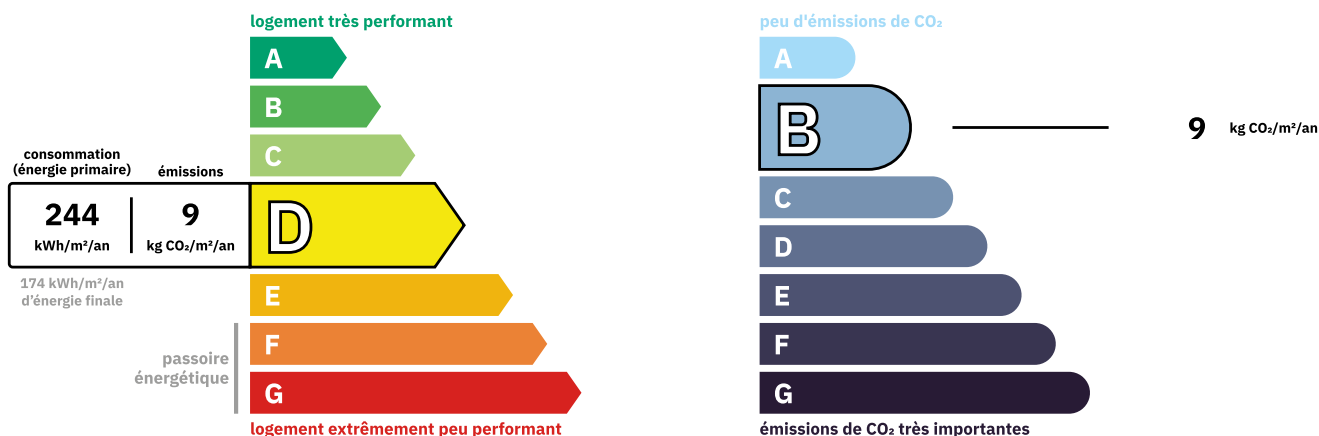
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**
Estimated annual energy costs
between 11900 € and 16170€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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AND PHOTOS
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