



GORGEOUS BÉARNAISE FARMHOUSE +  
SECLUDED SETTING + TWO LARGE BARNs + 5.6  
HECTARES + SPLENDID MOUNTAIN VIEWS...

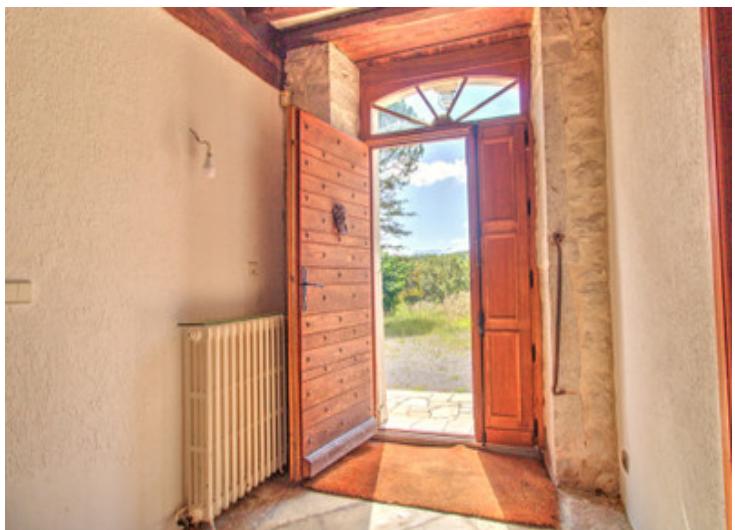
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## PROPERTY FACT FILE

REFERENCE	A39581CEL64
PRICE	€ 534,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	1
ACCOMMODATION	188 m <sup>2</sup>
LAND	56517 m <sup>2</sup>
TOWN	Jurançon
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking

\*Price based on current exchange rate which is subject to change



- Ideal family/holiday home with huge potential!
- 5.6 hectares + spring-fed pond - ideal for horses
- Secluded & silent + no neighbours + private drive
- Pau, TGV, Total, International School 25 - 35 mins
- Ski resorts 45 mins; Beaches & Biarritz 90 mins...

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Hidden away in an idyllic hillside setting, this traditional Béarnaise property comprises a charming farmhouse to update, two large barns and 5.6 hectares of land with a spring-fed pond, making it ideal for horses!

## DESCRIPTION

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Built in honey-coloured stone and dating back to 1751, this charming Béarnaise farmhouse has several stone outbuildings, land of 5.6 hectares (14 acres) and gorgeous views of the Pyrénées on the horizon.

Although the farmhouse has been renovated and modernised in the past, some updating and redecoration will be required should you wish to make it more contemporary and luxurious. The property is, however, completely habitable straight away!

The farmhouse is in a secluded hillside location and the closest neighbours are over 200 metres away. The property has a private drive, which leads into a courtyard, which is enclosed by the farmhouse and the outbuildings. There is ample room for parking in the courtyard, or one of the two large barns could be used as a garage.

The front door of the farmhouse opens into an entrance hall with a traditional wooden staircase to the upper floors. To the left of the hall is a double-size sitting room with a decorative Béarnais stone sink. To the right of the hall is a dining room with a kitchen area and a huge open fireplace. This room also has a decorative Béarnais stone sink. Just behind the kitchen area is a utility room/pantry (12m<sup>2</sup>), which you might prefer to use as an office or even a guest bedroom.

The first floor of the farmhouse comprises a landing, three bedrooms and a bathroom. There would be room for an en suite shower room in the largest bedroom - or you might like to create additional living space in the loft (author...



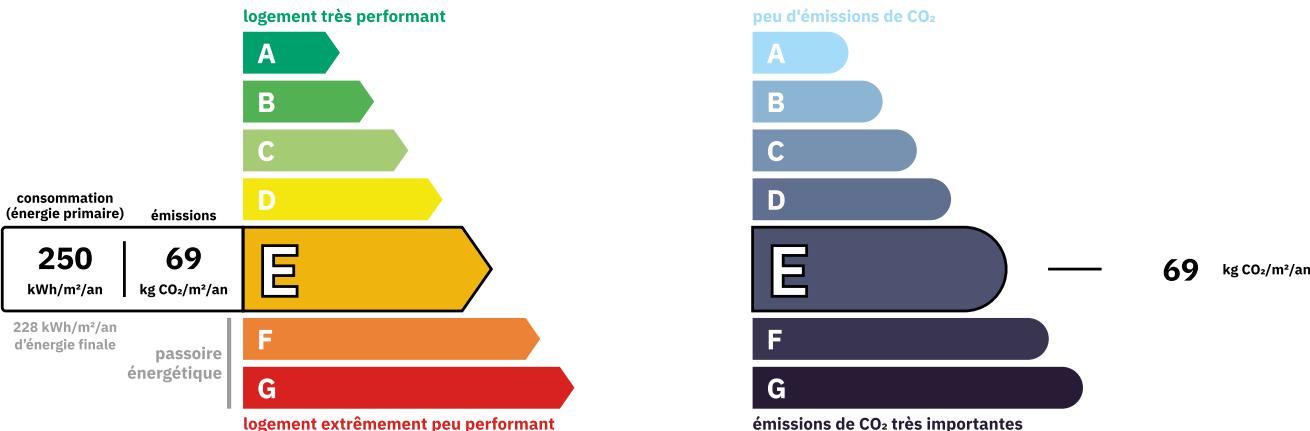
More Online :  
<https://leggett prestige.com/luxury-property-for-sale/view/A39581CEL64>  
COMPLETE FILE AND PHOTO ON REQUEST

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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 Energy consuming  
Estimated annual energy costs  
between 3590 € and 4900€ for 2021

## NOTICE

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

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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

Réf : A39581CEL64

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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