

GORGEOUS BÉARNAISE FARMHOUSE + TWO LARGE BARNS + 5.6 HECTARES + SPLENDID MOUNTAIN VIEWS...

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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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 m²
LAND	56517 m²
TOWN	Pau
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Private drainage, Garage, Private parking

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





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- 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 (12m²), 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://leggettprestige.com/luxury-property-for-sale/view/A39581CEL64

COMPLETE FILE AND PHOTO ON REQUEST

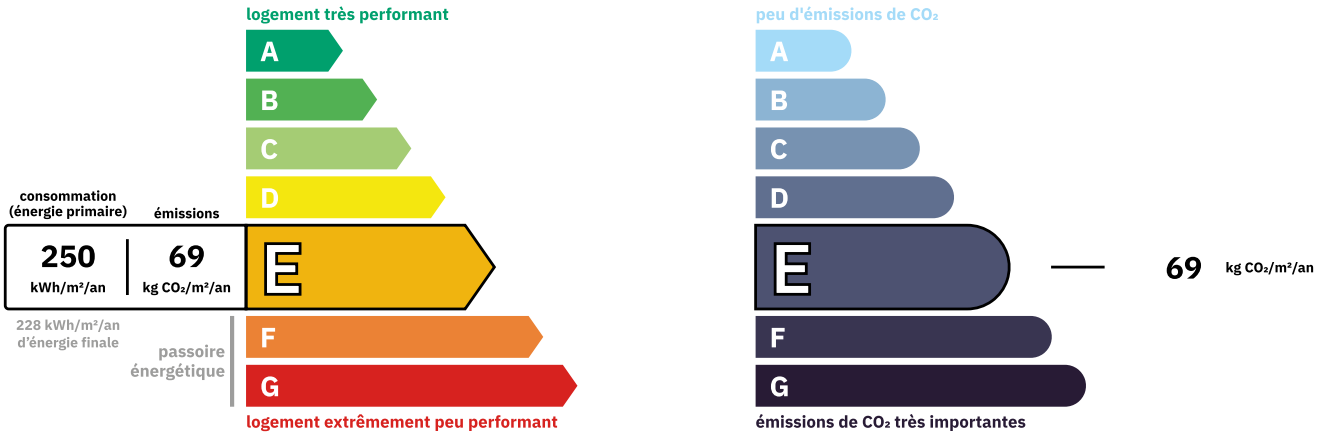
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

Réf :A39581CEL64
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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