



MAGNIFICENT EQUESTRIAN COUNTRY ESTATE +  
19.5 HECTARES + GUEST ANNEXE + BARNES +  
SUPERB VIEWS OF THE PYRÉNÉES...

MAGNIFICENT  
EQUESTRIAN COUNTRY  
ESTATE + 19.5 HECTARES  
+ GUEST ANNEXE +  
BARNs + SUPERB VIEWS  
OF THE P...



PROPERTY FACT FILE	
REFERENCE	A42458CEL64
PRICE	€ 875,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	320 m <sup>2</sup>
LAND	196818 m <sup>2</sup>
TOWN	Pau
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- 48 acres: perfect for horses + equestrian business
- Ideal family, holiday home + private guest annexe
- Potential for gîte in annexe, B&B in house/annexe
- Secluded rural location + fabulous mountain views
- Ski + International School 30 mins; Pau 20 mins

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Set amidst the verdant foothills of the Pyrénées, this magnificent country estate will charm you with its superb location and spectacular mountain views!

Surrounded by 19.5 hectares (48 acres) of meadows and woodland,

## DESCRIPTION

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Built in the late 19th century, this Béarnaise manor house of about 320m<sup>2</sup> is located in a magnificent rural setting and has fabulous panoramic views of the Pyrénées!

The approach to the property is along a private tree-lined drive. As you arrive, you will notice a track leading down to a colonnaded stable area and therefore easily accessible for larger agricultural vehicles.

The main drive leads into a sunny courtyard and to the front of the manor house. To the right of the house is a large barn (currently used as a garage) - and to the left is a pretty guest annexe. The manor house faces south-east, so the courtyard is the perfect spot for enjoying a delicious breakfast in the morning sunshine!

The front door of the manor house opens into a spacious entrance hall, which has a carved wooden staircase to the upper floors. You will immediately notice that the property's décor is both authentic and traditional - and many original features have been conserved and beautifully restored.

To the right of the entrance hall is an elegant dining room with an impressive fireplace and wood-burning stove. At the far end of the room, a door opens into a cosy kitchen, which could be enlarged, if desired.

To the left of the entrance hall is a spacious sitting room, which also has a large fireplace and wood-burning stove. From the sitting room, a door opens into an anteroom, which has doors into a utility room, the guest annexe and a small barn/workshop behind the guest annexe.

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42458CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



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

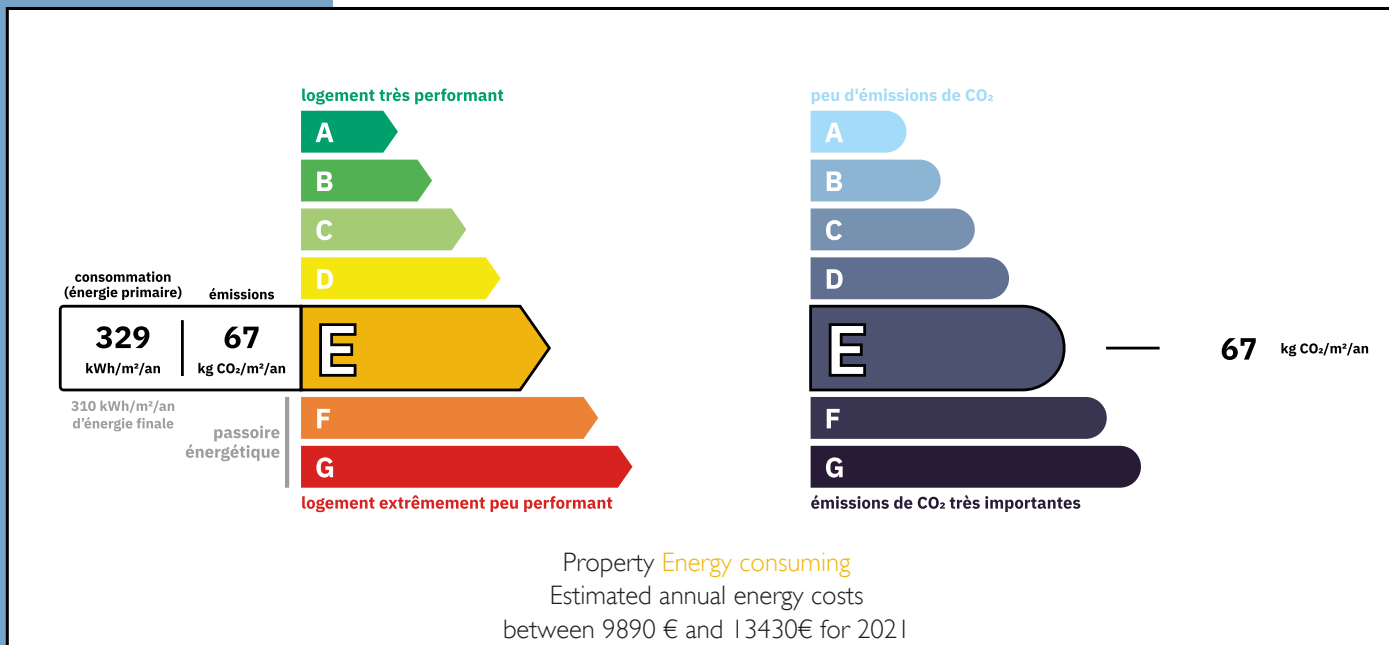
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COUNTRY ESTATE + 19.5  
HECTARES + GUEST ANNEXE  
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A42458CEL64  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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