



HOLIDAY HAMLET WITH 2 FARMHOUSES + GÎTE
WITH 8 BEDROOMS + WELLNESS CENTRE +
POOL + IDEAL FOR EVENTS & WEDDINGS

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POOL + IDEAL FOR
EVENTS...



PROPERTY FACT FILE	
REFERENCE	A31549CEL64
PRICE	€ 1,135,000 £ 0* *agency fees to be paid by the seller
BEDROOM	14
BATHROOM	16
ACCOMMODATION	750 m ²
LAND	11580 m ²
TOWN	Pau
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



- Near Pau (25min) + Pyrenean ski resorts (40min)
- 2 farmhouses easily joined to make one 6-bed house
- 8-bed barn/gîte, ideal groups/B&B/retreats/yoga
- Ideal for horses - stable, dressage paddock, I.I.H.A
- Easy to relaunch Wellness centre with spa & gym

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Nestling in a magical hilltop setting in the beautiful Béarnaise countryside, this magnificent holiday complex has two exquisite farmhouses, a barn converted into a luxurious gîte with eight bedrooms, sauna and gym, stables for horses and a delightful swimming pool (14m x 7m) surrounded by a sun terrace.

DESCRIPTIF

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This superb hilltop property 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, a swimming pool (14m x 7m), stables and grounds of 1.2 hectares (2.9 acres).

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 corporate clients for business functions, conferences and even activity days. In addition, the peaceful, idyllic se



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31549CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

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

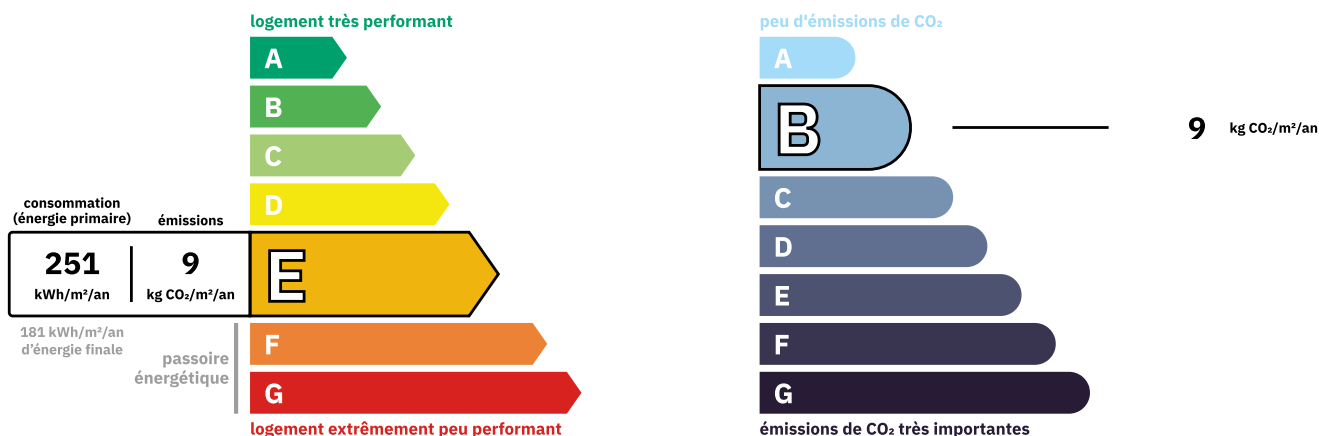
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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 8470 € and 11540€ 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

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FILE COMPLETE
AND PHOTOS
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