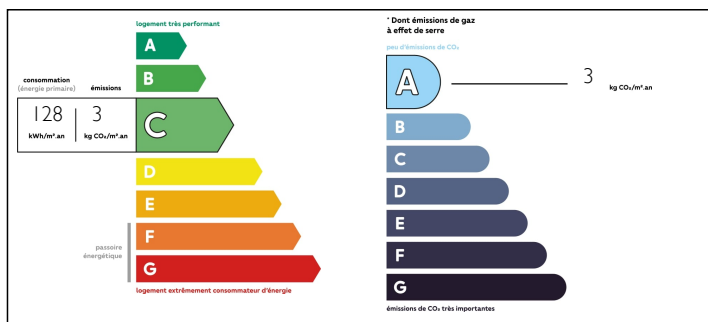


CHARMING B&B/GÎTE D'ÉTAPE FOR PILGRIMS + SHOP/GALLERY SPACE + IDEAL LOCATION IN HISTORIC ST-JEAN-PIED-DE-PORT



ENERGY - DPE



INFORMATION

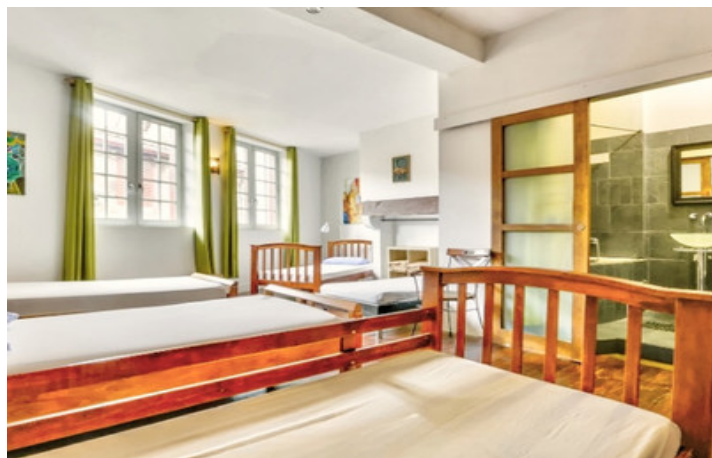
Town:	Saint-Jean-Pied-de-Port
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	105 m2

IN BRIEF

Located in the picturesque cobbled streets of St-Jean-Pied-de-Port, this charming four-storey townhouse has been lovingly renovated by the current owners and also has a ground-floor shop/gallery space to use or rent out. Currently furnished and equipped as a Bed & Breakfast business, the property is ideal to use as a superb family home, a holiday home, a "Gîte de Groupe" for up to 15 guests or a "Gîte d'Étape" for pilgrims following the Chemin-de-St-Jacques-de-Compostelle. The house is directly on the Chemin, so the 60,000 pilgrims who arrive in the town each year will be delighted to book accommodation which is in the centre of the town and just a short stroll away from the church, the citadel, numerous lively bars and restaurants. Whether you are searching for a spacious family home or an excellent business with a year-round income, this glorious townhouse is ideal. In addition, the property is being sold FULLY...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



NOTES

DESCRIPTION

Stylishly renovated in 2017, this superb 17th-century Basque townhouse with commercial premises is in an excellent location in the centre of St-Jean-Pied-de-Port on the Chemin-de-St-Jacques-de-Compostelle.

The property is currently furnished and equipped as a "Gîte d'Étape" to accommodate up to 15 guests. Gîtes d'Étape provide relatively cheap accommodation - and often meals - to pilgrims who are en route for the famous town of Santiago-de-Compostela in Spain. St-Jean-Pied-de-Port is the most famous departure point for pilgrims in France.

The property could, of course, be transformed into a boutique Bed and Breakfast business, a wonderful family home or a spacious holiday home... and the adjacent ground-floor commercial premises can be rented out as a shop, an art gallery, an office...

From the pedestrianised street, the front door of the townhouse opens into an entrance hall on the ground floor with a traditional wooden staircase leading up to the three floors above. Behind the staircase is a door into a storage area, which is also accessible from the property's commercial premises.

The first floor comprises an open-plan sitting room/dining room and a separate kitchen with a dining area and floor-to-ceiling French doors out to an internal courtyard/terrace for dining outside.

The second floor comprises two bedrooms. The smaller of the two bedrooms has a double bed, an en suite shower room and French doors opening out to a balcony/terrace overlooking the internal courtyard. The larger bedroom is currently used as a dormitory-style bedroom and has enough room for six single beds....