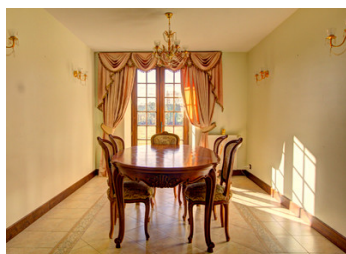
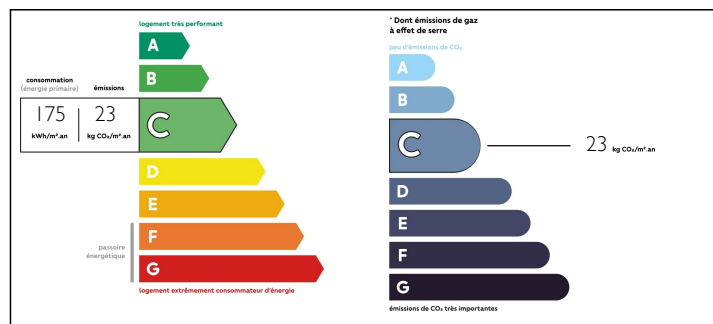


10-HECTARE COUNTRY ESTATE & VINEYARD + HUGE MAISON-DE-MAÎTRE + SMART OFFICE SUITE + BARN + IDEAL FOR HORSES...

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Orthez
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	4
Floor:	472 m2
Plot Size:	103192 m2

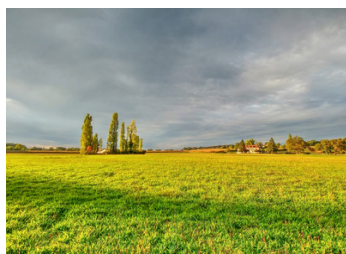
IN BRIEF

This splendid Béarnaise country estate with its 18th-century maison-de-maître is in a beautiful riverside location, not far from the towns of Orthez, Salies-de-Béarn and Navarrenx, along with chic beach resorts on the Côte Basque and exciting ski resorts in the Pyrénées! The maison-de-maître has been tastefully renovated by the current owners to make a wonderful family home. It has also been extended at the far end of the building to create a two-storey office suite, blending in perfectly with original building - so if you require offices or consulting rooms for your business, you won't have far to go to work! Should you have a tourism-related project, all or part of the property could be transformed into a boutique hotel, B&B suites, holiday apartments or even a gîte d'étape for pilgrims following the nearby Chemin-de-St-Jacques-de-Compostelle.

Alternatively, you could set up a riding school, a horticultural business, host weddings and events... or

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.



LOCAL TAXES

Taxe foncière: 4861 EUR

Taxe habitation: 3305 EUR

NOTES

DESCRIPTION

Located at the end of a long drive, this 18th-century maison-de-mâitre overlooks riverside grounds of 10.3 hectares, with a barn and outbuildings set away from the house to the south and an orchard and small vineyard to the east.

From a courtyard garden and parking area at the end of the drive, the front door of the house opens into a hall/boot room with a guest WC. From the hall, a door opens into an inner hall with a wooden staircase to the upper floors. Adjoining the hall is an open-plan sitting room/dining room with French doors out to the grounds and a spacious kitchen with a huge Aga, a cosy dining area and a door opening out to the courtyard garden. On the far side of the hall is a utility room, also with a door out to the courtyard garden.

Beyond the inner hall, a corridor leads to two bedrooms - one with French doors out to the grounds, the other with French doors out to the courtyard garden - and to a vast garden room/gym with sliding picture windows out to the grounds. The garden room/gym is equipped with a sauna and also has two luxurious shower rooms.

A door from the garden room opens into a modern office suite with a reception area, a separate glazed office and wheelchair-friendly WC on the ground floor - and an open-plan office area on the first floor, along with stairs up to the west-loft on the...