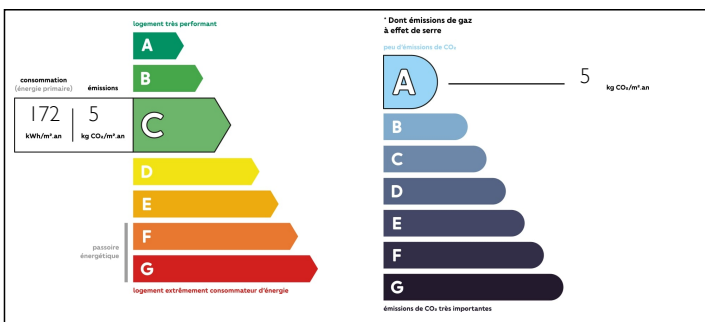


DELIGHTFUL BASQUE COUNTRY HOUSE NEAR ST-JEAN-PIED-DE-PORT + SUPERB MOUNTAIN VIEWS + IDEAL POUR B&B!



ENERGY - DPE



INFORMATION

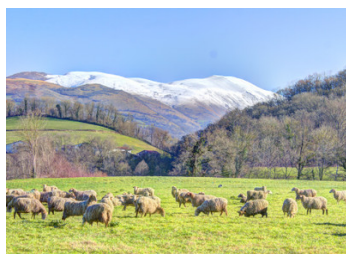
Town:	Saint-Jean-Pied-de-Port
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	5
Floor:	287 m2
Plot Size:	6105 m2

IN BRIEF

This delightful country house (287m²) in the heart of the Basque Country is perfect for a family home or a holiday home - and with five bedrooms, each with its own bathroom or shower room, you will have lots of room to welcome family and friends when they come to stay. The property also has ample flat land for installing a swimming pool, a summer kitchen, a barbecue area, a children's play area, a boules piste... Should you wish to set up a tourism-related business, one or more of the bedrooms could be used for accommodating Bed & Breakfast guests or even pilgrims following the Chemin-de-St-Jacques-de-Compostelle to St-Jean-Pied-de-Port. The huge ground-floor main room would also be perfect for serving meals to your B&B guests, or perhaps hosting yoga retreats, art classes, wine-tasting and gastronomy workshops... Alternatively, the whole house could be rented out to holidaymakers, especially during the summer months, the skiing...

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: 610 EUR

NOTES

DESCRIPTION

Built in the late 1800s, this delightful country house of 287m² is in a tiny rural farming hamlet not far from the Basque town of St-Jean-Pied-de-Port. Originally built as a farmhouse, the property was modernized and restyled as a family home, although it retains a traditional ramp up to the first floor, which would have been a hayloft.

The enclosed grounds of 1.5 acres (6,105m²) surround the house and there is ample flat land for an in-ground swimming pool (permission required), a summer kitchen, a barbecue area, a children's play area, a boules piste...

A paved terrace adjoins the south-east-facing façade of the house and is the ideal spot for sunny breakfasts, long lazy lunches and moonlit suppers overlooking the surrounding countryside and beyond to the Pyrénées.

From the terrace, French doors open into a vast open-plan main room (110m²) with a wooden spiral staircase, a sitting area with a fireplace and insert, a dining area and a kitchen area with an informal dining area. Adjoining the kitchen area is a second kitchen/utility room with doors out to the garden.

Also on the ground floor is a master bedroom with an en suite bathroom (bath & WC) and a door out to the garden, along with a separate WC.

The spiral staircase in the main room leads up to a huge first-floor mezzanine of 55m². A wooden balcony on the south-east-facing façade is accessible from the mezzanine, as is a south-west-facing ramp, which leads down to the garden.

Adjoining the...