

UNDER CONTRACT - LOVELY RIVERSIDE PROPERTY + 6 HOLIDAY CHALETS + HEATED POOL + 4.7 ACRES + BEACHES 30 MINS...



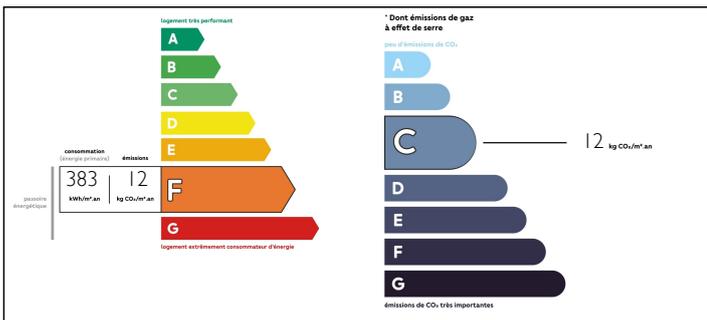
INFORMATION

Town:	La Bastide-Clairence
Department:	Pyrénées-Atlantiques
Bed:	10
Bath:	8
Floor:	270 m ²
Plot Size:	19186 m ²

IN BRIEF

Located in an idyllic riverside setting, this charming 16th-century former mill is about 30 minutes away from Biarritz and the many beaches on the Atlantic coast. Set in 4.7 acres (1.9 hectares) of mainly woodland, the property includes six wooden holiday chalets to rent out, each of 25m² and with a private terrace. The property is absolutely ideal for a unique family home or a spacious holiday home - and the chalets can continue to be rented out for self-catering holidays or to Bed and Breakfast guests. The business is very successful and visitors love the property's proximity to Atlantic beach resorts, Pyrénées ski resorts, Spain and Biarritz airport. If you work from home, one of the chalets could be perfect to use as an office, a consulting room, an art studio...

ENERGY - DPE



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.



DESCRIPTION

Built in 1550, this superb riverside property was once a mill and its vast outdoor dining terrace extends out over the river. The main house of 120m² has unconverted loft space of 30m² and the building can be extended by another 30m².

The approach to the house is along a country lane, which comes to and end just beyond the property. There is a garage for one car and enough room for parking for up to eight cars. Set back from the lane and hidden behind trees, the house has small courtyards at the front and the back of the building, as well as a fabulous south-facing dining terrace over the river.

The ground floor of the house comprises an entrance hall, an open-plan sitting room/dining room with a wood-burning stove, an adjacent kitchen and a utility room with a shower room and a WC.

The first floor has a master bedroom and three slightly smaller bedrooms (two with sloping ceilings), a bathroom and a WC. The views from the first floor are enchanting!

The wonderful south-facing dining terrace next to the house has a summer kitchen and barbecue area where you can relax next to the river and watch the wildlife. The terrace is the perfect spot to enjoy sunny breakfasts, long lazy lunches and romantic suppers gazing at the stars!

The property is surrounded by woodland of 19,186m² (4.7 acres) with six chalets and a heated swimming pool of 10m x 3m. The swimming pool...

LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES