

EXQUISITE 15th-CENTURY BASQUE FARMHOUSE + STUNNING MOUNTAIN VIEWS + IDEAL FOR BED & BREAKFAST + BEACH 50 MINS



INFORMATION

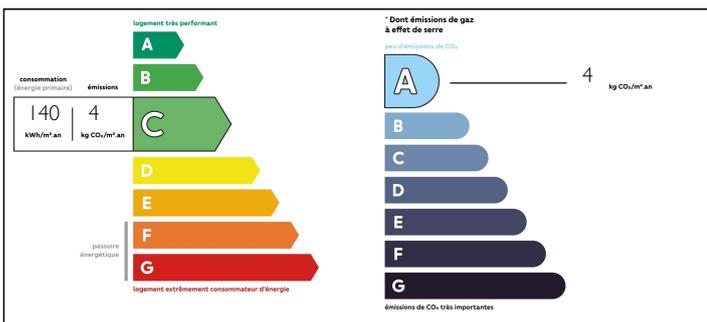
Town:	Saint-Jean-Pied-de-Port
Department:	Pyrénées-Atlantiques
Bed:	8
Bath:	6
Floor:	395 m2
Plot Size:	1850 m2



IN BRIEF

This splendid Basque farmhouse is in the heart of the glorious Pays-Basque, with Atlantic beach resorts just 50 minutes away. The famous town of St-Jean-Pied-de-Port is 10km away, as is the Spanish border - and Pyrenean ski resorts are about an hour away. In excellent condition, the farmhouse has been tastefully renovated and modernised by the current owners, incorporating many of the building's original architectural features. Contemporary additions include luxurious Italian-style showers in five of the bedrooms, along with underfloor heating throughout the ground floor. Ideal for a wonderful family home, a holiday home or a Bed & Breakfast business, the property is set in easy-to-maintain gardens (1,850m²) with a sunny dining terrace, a summer kitchen and marvellous views of the Pyrénées. Should you want to generate an income as soon as you move in, you can welcome Bed & Breakfast guests immediately, since all the furniture and equipment in the farmhouse is...

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.



LOCAL TAXES

Taxe foncière: 1 600 EUR

NOTES

DESCRIPTION

Built in 1469, this charming Basque farmhouse of 395m² is in a small rural hamlet located within easy walking/cycling distance of a large village with boulangeries, a supermarket and several schools.

From a large parking area at the side of the farmhouse, a gravel path leads around to the main front door of the farmhouse. To the right of the main front door are French doors, which open into a small reception room - ideal for using as an office/consulting room with its own private entrance.

Directly in front of the main front door is a south-east-facing dining terrace with an adjoining summer kitchen - the perfect spot for dining alfresco and admiring the magnificent mountain views! Beyond the terrace is a lovely south-west-facing garden, which has ample flat land for installing an in-ground swimming pool (permission required).

The main front door of the farmhouse opens into a vast open-plan reception room (88m²) with a cosy sitting area with a beautiful carved stone fireplace, a dining area and a kitchen area with an adjacent utility room.

From the reception room, a door opens into a hall with a guest WC and a staircase up to five bedrooms on the first floor. The hall also leads into a smaller reception room with French doors, giving you a second/private entrance door into the farmhouse.

From the main reception room, a door opens into a gorgeous master bedroom suite comprising a large bedroom with access to a south-west-facing terrace, an adjoining dressing...