LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A16376 Price: 575 000 EUR

agency fees to be paid by the seller

ELEGANT MAISON-DE-MAÎTRE + MAGICAL GARDEN + APARTMENT TO RENOVATE + IDEAL FAMILY HOME, UPMARKET B&B/GÎTE...















INFORMATION

Town:	Orthez
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	4
Floor:	470 m2
Plot Size:	1352 m2

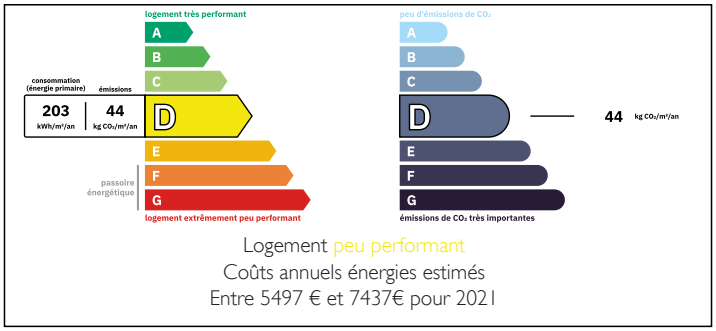
IN BRIEF

Fabulously renovated and decorated, this town-centre property has everything... 350m² of exquisite living space, which includes six characterful bedrooms, an apartment of 120m² to renovate, a fairytale garden with an ornamental (plunge) pool...

Currently used as a second home, the property is in an excellent location for holidays, halfway between beach resorts on the Atlantic coast and ski resorts in the Pyrénées. Tourists visit this area all year round, so if you are hoping to buy a property suitable for a B&B business, a boutique hotel or holiday rentals, this vast mansion is ideal! In addition, Orthez is located on the Chemin-de-St-Jacques-de-Compostelle pilgrim route, creating a demand from pilgrims for accommodation all year round.

This exquisite property is also perfect for using as a wonderful family home, with everything you could

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5497 € et 7437€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **4259 EUR**

NOTES

DESCRIPTION

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Built in 1773, this amazing property of 470m² comprises a main residence of 350m², a self-contained two-storey apartment of 120m² to renovate, a small two-storey outbuilding with a meditation room and a magical garden with an ornamental (plunge) pool fed by a waterfall!

The property is perfect for a large family wanting to be within walking distance of local shops and schools. It would also be ideal for anybody hoping to use part of it for business premises or to set up a boutique hotel, offer Bed and Breakfast or even open a Gîte d'Étape for pilgrims following the Chemin-de-St-Jacques-de-Compostelle, which passes through Orthez.

From the street, an entrance gate leads into a covered entranceway, with room to park a car (additional private parking at the far end of the garden). To the left is the front door into the main residence; to the right is a door into the apartment.

The front door of the main residence opens into an entrance hall with a carved wooden staircase, which leads up to three bedrooms on the first floor and two huge attics on the second floor. To the left of the entrance hall is a lovely reception room with a parquet floor and an open fireplace. A second reception room to the right of the entrance hall also has a fireplace, parquet floor and wood-panelled walls, which conceal a secret walk-in wine cellar!

A small interconnecting room gives access to a guest WC and leads into the light...