LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A33243CEL64 Price: 449 000 EUR

agency fees to be paid by the seller

CHARMING VILLAGE MAISON-DE-MAÎTRE + BARNS + GROUNDS WITH STREAM + IDEAL B&B, GÎTES, GÎTE D'ÉTAPE + PAU 20 MINS







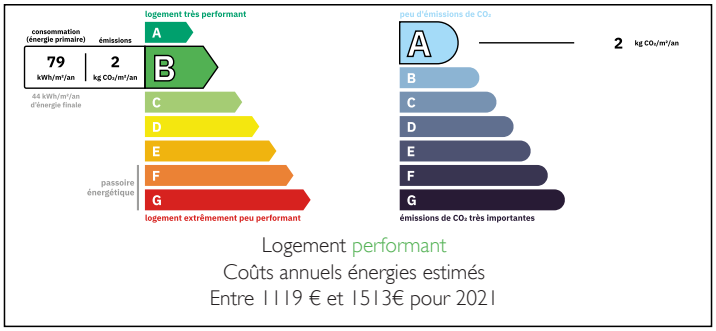








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1119 € et 1513€ pour 2021

INFORMATION

Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	2
Floor:	256 m2
Plot Size:	6894 m2

IN BRIEF

Located in a village in the heart of Jurançon country, this maison-de-maître has so much to offer... six spacious bedrooms, an excellent energy rating (B), unconverted barns and delightful grounds perfect for a pool!

Ideal for a wonderful family home - and within easy commuting of Pau - the house would also suit you if you are looking for property to use for B&B. Not only are you halfway between the Atlantic beach and Pyrenean ski resorts, tourists visit the beautiful Béarn all year round and hope to find stylish accommodation in tranquil surroundings...

You could also offer B&B to walkers following the Chemin-de-St-Jacques-de-Compostelle pilgrim route, which is just 100 metres away... and you could welcome horse riders (and their horses!) following the "Route d'Artagnan" - a trans-European bridleway - which passes in front door!

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:	**720 EUR**

NOTES

DESCRIPTION

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Built in the 18th century, this delightful maison-de-maître has huge potential... whatever your project!

Set in delightful grounds of 1.7 acres (6,894m²), which are crossed by a stream, the three-storey maison-de-maître (256m²) has six sunny bedrooms, one of which is on the ground floor, a lovely open-plan kitchen and a superb loft-style room on the top floor.

Adjoining the main house is a large two-storey barn with garage space on the ground floor and an office on the first floor, a smaller two-storey barn with office space/workshop space on the first floor and a detached two-storey barn (in need of restoration).

The three barns are set around an inner courtyard, which is also accessible from the kitchen in the maison-de-maître. It may be possible to transform the barns into gîtes, B&B suites, business premises... or you could use them to create more living space for the maison-de-maître.

The maison-de-maître overlooks an entrance courtyard, which has access for parking in the large barn or just in front. In addition, there is a private drive at the side of the property with direct access to the grounds.

From the entrance courtyard, the front door of the maison-de-maître opens into a wide entrance hall with a wooden staircase at the far end. To the right of the staircase is a sunny sitting room/dining room with a wood-burning stove and doors out to the terrace and grounds. Adjoining this room is an office/second sitting room, which is currently used as a bedroom. Opposite...