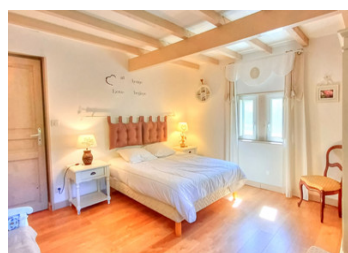
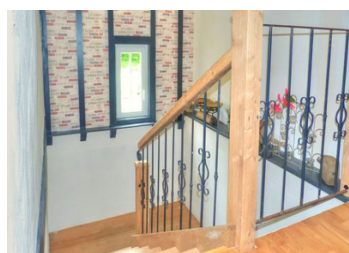
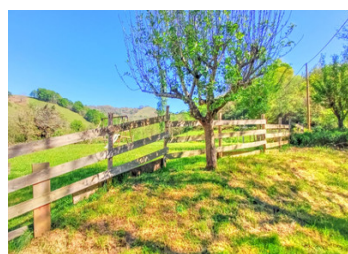
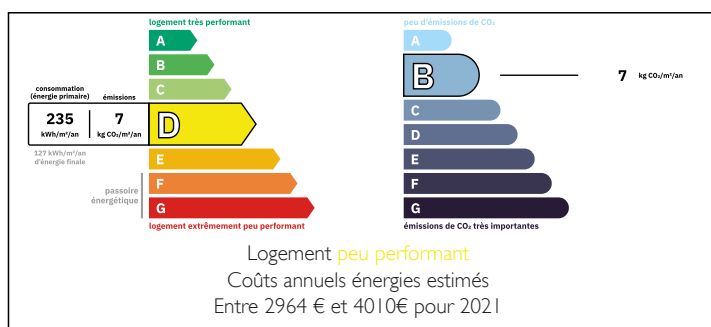


## OFFER ACCEPTED - CHARMING COTTAGE IN PYRÉNÉES FOOTHILLS + 5 BEDROOMS + SMALL BARN + LOVELY COUNTRYSIDE VIEWS!



## ENERGY - DPE



## INFORMATION

Town:	Barcus
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	3
Floor:	185 m2
Plot Size:	1642 m2

## IN BRIEF

OFFER ACCEPTED - Located in the foothills of the Pyrénées, this adorable cottage is surrounded by the picturesque rolling hills of the Basque Country.

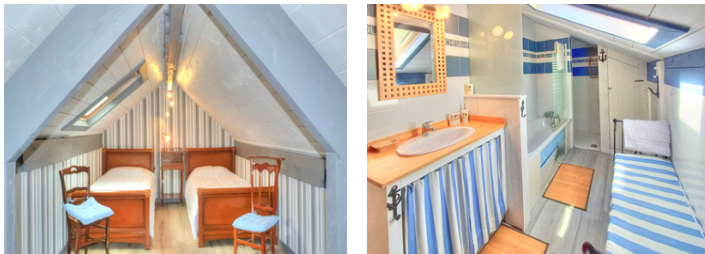
With five bedrooms and three bathrooms, the property would be ideal for a family home, a holiday home, long-term rental or a small tourism-related business, such as B&B, a gîte, group holidays, yoga retreats...

In addition, it has a pretty garden with two terraces, a summer kitchen and barbecue area, a small stone barn and two streams where children can paddle and fish!

Conveniently situated between ski resorts in the Pyrénées and beach resorts on the Atlantic coast, the cottage is a short drive from a great choice of shops and amenities in Mauléon-Licharre, along with regular buses to the coast. The riverside towns of

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

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Dating back to the 1700s, this former Basque-Country "bergerie" was recently restored and converted into a stylish cottage with living space of 185m<sup>2</sup>, plus two loft-style rooms, which can be used as sleeping areas or office space.

Accessible via a quiet country lane, the cottage is set in delightful grounds of 1,642m<sup>2</sup>. At the front of the property, there is a small stone barn, an outdoor parking area and a south-west-facing terrace; to the side of a cottage is a second terrace with a summer kitchen/barbecue area with a built-in barbecue.

The front door of the cottage opens into a small entrance hall, which adjoins a large sitting room with a fireplace. From the sitting room, an archway opens into a light and airy kitchen/dining room, which has a wood-burning stove and French doors out to the second terrace with summer kitchen and barbecue area.

Next to the kitchen, there is an arrière-kitchen/utility room with an adjoining walk-in pantry, along with a separate WC and a bedroom with an en suite shower room and WC, which would be ideal for accommodating B&B guests.

The first floor of the cottage comprises a bedroom with an en suite shower room, a dormitory-style bedroom ideal for children, two further bedrooms, a family bathroom and a separate WC.

The second floor, which has sloping ceilings, is currently used as two loft-style sleeping areas, but would be perfect for an office, a playroom, a games room, a gym...

Outside, the the small stone barn where...

## LOCAL TAXES

**Taxe foncière: 1 120 EUR**

## NOTES