LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42458CEL64 Price: 825 000 EUR

agency fees to be paid by the seller

MAGNIFICENT EQUESTRIAN COUNTRY ESTATE + 19.5 HECTARES + GUEST ANNEXE + BARNS + SUPERB VIEWS OF THE PYRÉNÉES...















INFORMATION

Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	4
Floor:	320 m2
Plot Size:	196818 m2

IN BRIEF

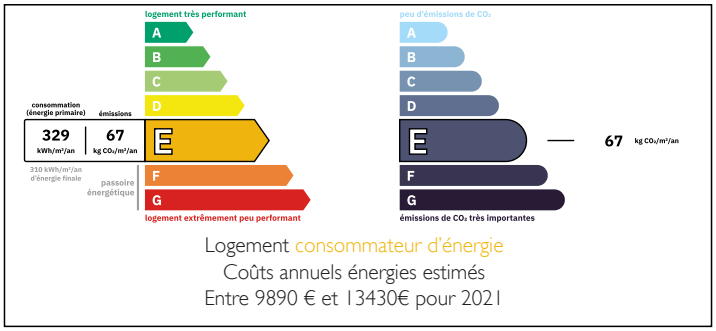
Set amidst the verdant foothills of the Pyrénées, this magnificent country estate will charm you with its superb location and spectacular mountain views!

Surrounded by 19.5 hectares (48 acres) of meadows and woodland, the property comprises an elegant manor house, an adjoining guest annexe, two barns, a chai, an arena and unique colonnaded stables.

The manor house is ideal for a rural private residence within easy commuting distance of Pau, TotalEnergies and the International School. Should you prefer to use it as a holiday home, ski resorts are just 30 - 40 minutes away and chic beach resorts 90 minutes away. Should you want to generate an income, the guest annexe, equestrian facilities and land offer interesting commercial opportunities...

Whether you are searching for a gorgeous family home, an impressive holiday home or a property

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 9890 € et 13430€ 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: **4286 EUR**

NOTES

DESCRIPTION

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Built in the late 19th century, this Béarnaise manor house of about 320m² is located in a magnificent rural setting and has fabulous panoramic views of the Pyrénées!

The approach to the property is along a private tree-lined drive. As you arrive, you will notice a track leading down to a colonnaded stable area and therefore easily accessible for larger agricultural vehicles.

The main drive leads into a sunny courtyard and to the front of the manor house. To the right of the house is a large barn (currently used as a garage) - and to the left is a pretty guest annexe. The manor house faces south-east, so the courtyard is the perfect spot for enjoying a delicious breakfast in the morning sunshine!

The front door of the manor house opens into a spacious entrance hall, which has a carved wooden staircase to the upper floors. You will immediately notice that the property's décor is both authentic and traditional - and many original features have been conserved and beautifully restored.

To the right of the entrance hall is an elegant dining room with an impressive fireplace and wood-burning stove. At the far end of the room, a door opens into a cosy kitchen, which could be enlarged, if desired.

To the left of the entrance hall is a spacious sitting room, which also has a large fireplace and wood-burning stove. From the sitting room, a door opens into an anteroom, which has doors into a utility room, the...