LEGGETT IMMOBILIER INTERNATIONAL

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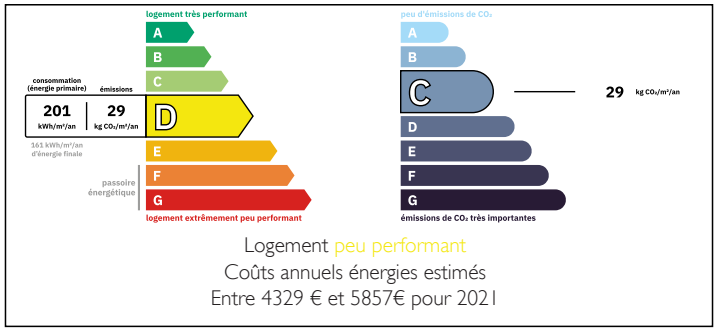
Ref: A47594CEL64 Price: 519 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (490 000 EUR without fees)

SPLENDID MAISON-DE-MAÎTRE + 7 BEDROOMS + POOL + BARN + ORTHEZ 12 MINS, PAU 30 MINS + GREAT BUSINESS POTENTIAL!

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4329 € et 5857€ pour 2021

INFORMATION

Town:	Orthez
Department:	Pyrénées-Atlantiques
Bed:	7
Bath:	5
Floor:	240 m2
Plot Size:	3462 m2

IN BRIEF

Located in a pretty village near Orthez in south-west France, this charming maison-de-maître has so much to offer...

Built in about 1630, this historic 7-bedroom property is an ideal size for a wonderful family home and would also suit a multigenerational household. Two of the bedrooms are currently used as B&B suites, so you can easily accommodate friends and family when they come to stay!

The maison-de-maître would also be perfect for a lovely holiday home, since it is located close to both the mountains and the sea... with beaches just 50 minutes away and Pyrenean ski resorts about 90 minutes away.

Should you wish to offer accommodation to tourists or business clients, the property's B&B suites would be ideal for them. It should also be possible to

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: **2432 EUR**

NOTES

DESCRIPTION

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Set in landscaped grounds of 3,462m², this delightful village property comprises a 17th-century maison-de-maître, a two-storey barn, a large swimming pool and two up-and-running B&B suites.

Located in the beautiful Béarn, the property is ideal for anyone searching for a unique and characterful family home or a spacious holiday home. You also have the option of converting the barn into more living space or gîtes - and you can immediately generate an income by offering accommodation to visitors in your two B&B suites!

Decorative metal gates open into the property's sunny courtyard, which has room for outdoor parking. The two-storey barn, with room for 2 cars, is opposite the gates; the maison-de-maître is to the right of the courtyard.

From the courtyard, the front door of the maison-de-maître opens into a fabulous open-plan reception room of about 75m² with a sitting area and a dining area. The sitting area has a large open fireplace; the dining area has a wooden staircase to the upper floors.

A door from the sitting area opens into a small corridor and doors to a guest WC and a spa & wellness room, which is equipped with a handbasin and a shower cubicle. This room could be used as an additional bedroom.

From the dining area, an archway opens into a lovely kitchen, which has an adjoining utility room, as well as a door out to a covered terrace overlooking the swimming pool and landscaped grounds.

From the kitchen, a second staircase leads up to...