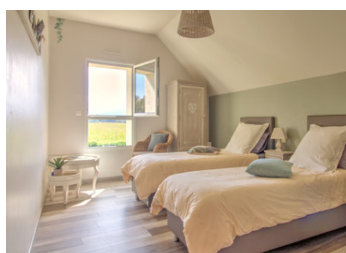
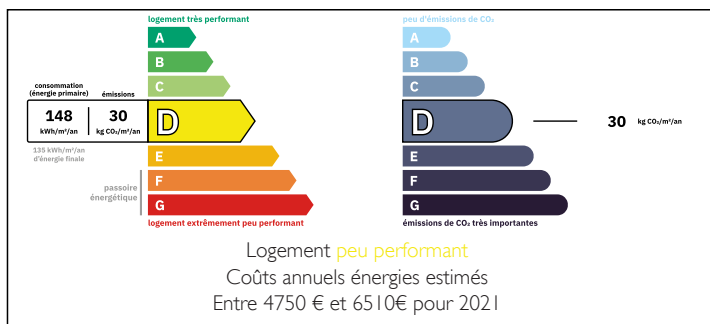


SUPERB COUNTRY HOUSE NEAR LOURDES & PYRÉNÉES + 2 GÎTES + 3 B&B + WELLNESS, SPA & YOGA + POOL + 3 HA FOR HORSES

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	7
Bath:	7
Floor:	318 m2
Plot Size:	31729 m2

IN BRIEF

This delightful country house with stunning views is a highly successful gîte, B&B, equestrian and wellness business!

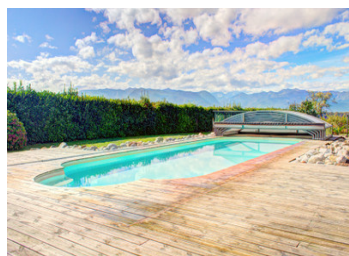
Located between Lourdes and Pau in a tiny hamlet in the foothills of the Pyrénées, the property's beautifully maintained gardens and grounds of 3.17 hectares include a lovely swimming pool, a covered terrace for yoga and a purpose-built stable for up to five horses.

This gorgeous country house currently welcomes gîte and B&B guests all year round in its two gîtes and three B&B rooms. With six guest bedrooms in total (plus a small bedroom area (6m², with bunk beds), you can also accommodate large groups.

This area is very popular with walkers, cyclists, horse riders and mountain lovers who will be thrilled to find such charming accommodation in peaceful,

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

...

This gorgeous country house is located in the beautiful Béarn, between the mountains and the sea. The property is hugely convenient for people working in and around Lourdes (20 - 25 minutes), Pau and Tarbes (both 30 - 35 minutes) - and Tarbes-Lourdes-Pyrénées airport is just 20 minutes away. The closest TGV station is 10 minutes away.

If you love skiing, surfing and water sports, there are ski resorts in the Pyrénées just 45 - 60 minutes away - and Atlantic beaches 90 minutes to the west. Closer to home, there are rivers for white-water rafting and canoeing, or you can visit several leisure lakes with swimming and beaches, as well as exciting water sports!

LOCAL TAXES

Taxe foncière: 1983 EUR

THE HOUSE (318m²)

Ground floor:

- terraces overlooking the pool and grounds
- an entrance hall (10m²) and cloakroom/WC (2m²)
- a splendid open-plan reception room (56.5m²) with a sitting area, a dining area, an office area, a wood-burning stove and access to the terraces and grounds
- a spacious kitchen (18.5m²) with access to a covered dining terrace (46m²)
- a walk-in pantry (6m²)
- a utility room (7m²)
- a bedroom (13m²) with built-in wardrobes
- a shower room with a separate WC (10m²)
- a ground-floor gîte (40m²) with a bedroom and a small room furnished with bunkbeds
- two storage rooms (16m² + 16m²), which adjoin the ground-floor gîte but are only accessible from the grounds NB: these rooms could be used to enlarge the ground-floor gîte

First floor:

- a covered walkway
- a wellness & spa suite (26.5m²): treatment...

NOTES