LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47905CEL64

Price: 649 000 EUR

agency fees to be paid by the seller

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

EXCLUSIVE







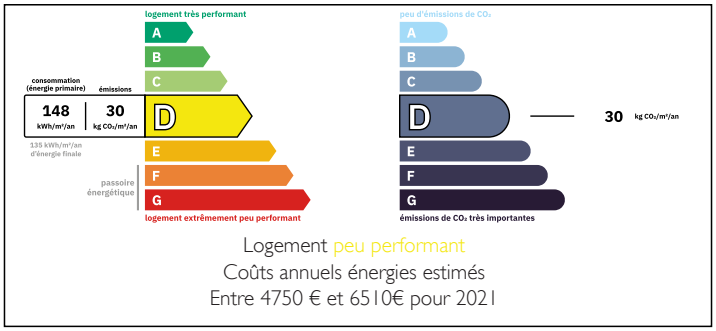








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4750 € et 6510€ pour 2021

INFORMATION

Town:	Lourdes
Department:	Hautes-Pyrénées
Bed:	8
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 seven guest bedrooms in total, 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, relaxing surroundings...

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:	**1983 EUR**

NOTES

DESCRIPTION

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Although the origins of this charming country house date back to the 18th century, the building was reconstructed in 2001 - and the property now has a unique blend of traditional and contemporary architectural features.

At the front of the house is a gravel courtyard for outdoor parking, along with a garage and a carport. To the right of the garage is a gate to a fabulous swimming pool and a covered terrace; which is equipped with a summer kitchen.

The front door of the house opens into an entrance hall with a cloakroom/WC and a staircase to the first floor. Opposite the front door is a spacious kitchen with an adjoining utility room, a walk-in pantry and access to a covered terrace.

To the left of the kitchen is a splendid open-plan main room with a wood-burning stove, a sitting area, a dining area and an office area. Floor-to-ceiling picture windows open out to a west-facing terrace. Beyond the main room is a master bedroom with an en suite bathroom and separate WC.

Also on the ground floor and to the right of he kitchen is a self-contained 4-person gîte, which has a private west-facing terrace. This gîte could be enlarged in the future, if desired.

Upstairs, there is a sunny sitting area, an office/study and three B&B bedrooms. Each B&B room has its own shower. They share a WC.

The second gîte and the wellness & spa suite have their own private entrance, which is accessible from an...