



EXQUISITE COUNTRY HOUSE + POOL & SAUNA
+ 5.7 ACRES + MOUNTAIN VIEWS + IDEAL
FAMILY HOME, B&B + BEACH 60 MINS

www.leggettprestige.com

EXQUISITE COUNTRY
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VIEWS + IDEAL FAMILY
HOME, B&B + BEACH...



PROPERTY FACT FILE

REFERENCE	A29338CEL64
PRICE	€ 745,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	363 m ²
LAND	23190 m ²
TOWN	Orthez
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

*Price based on current exchange rate which is subject to change



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Immaculate+heated pool & sauna+fab mountain views
- Ideal family/holiday home; 2.3 HA ideal for horses
- Chemin St-Jacques 1km, so B&B/gîte d'étape poss
- Walk/cycle to boulangerie, shops, bar-restaurants
- Ski+beach 60min; TotalEnergies+Inter. School 30min

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This gorgeous Béarnaise country house is located just a short stroll away from a pretty market town with schools, shops (including a boulangerie), bars and restaurants. The nearby towns of Navarrenx and Orthez are easily accessible (15 - 30 minutes); the city of Pau, its airport, International School and TotalEnergies HQ are 30 - 40

DESCRIPTIF

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Built in the 1960s, this exquisite country house of 363m² is located in a veritable haven of peace and tranquillity, yet is just walking distance away from shops (including a boulangerie), bars, restaurants, schools and local amenities in a pretty market town.

The house is located at the end of a quiet country lane, which then continues around the property as far as a double garage, which is beneath the house on the property's lower-ground-floor. The garage is accessible from the exterior of the house via stone steps, as well as from the interior via a staircase. Adjoining the garage on the lower-ground-floor is a workshop, a wine cellar and various storage areas.

Decorative metal gates at the front of the house open into the lovely grounds, which surround the property. A gravelled drive leads up to the front door with a small parking area. A small paved terrace at the front of the house adjoins the front door and the kitchen - and is the perfect spot for enjoying breakfast in the morning sunshine!

The front door opens into a spacious entrance hall with doors to a kitchen on the right, a utility room on the left and the open-plan reception room at the far end.

The spacious kitchen has been equipped with new kitchen units. It also has a cosy dining area and a door out to the small terrace at the front of the house. The utility room (with separate WC) is opposite the kitchen; this room also has a door out to the small terrace.

The open-plan reception room adjoins the



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29338CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

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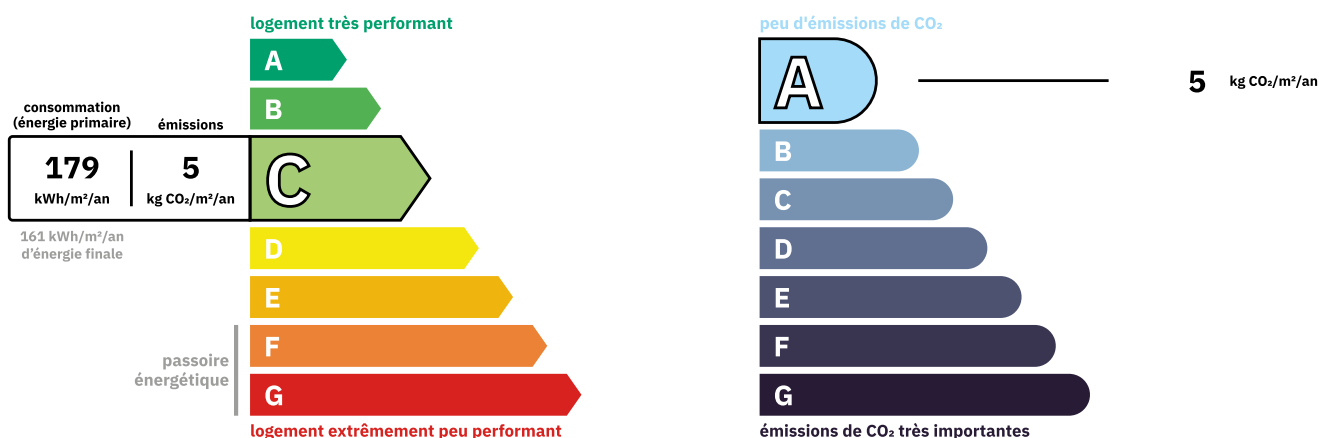
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Moderately efficient**
Estimated annual energy costs
between 3101 € and 4195€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A29338CEL64
FILE COMPLETE
AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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