LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CHARMING VILLAGE MAISON-DE-MAÎTRE + BARNS + GROUNDS WITH STREAM + IDEAL B&B, GÎTES, GÎTE D'ÉTAPE + PAU 20 MINS

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PROPERTY FACT FILE

REFERENCE	A33243CEL64
PRICE	€ 449,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	2
ACCOMMODATION	256 m²
LAND	6894 m²
TOWN	Pau
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

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





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- Ideal family home or B&B : 6 bedrooms, Pau 20 mins
- 100 metres from Chemin-St-Jacques-de-Compostelle
- On bridleway "Route d'Artagnan" for B&B + horses
- Barns: horses/gîtes/gîte d'étape/business premises
- Rural village; boulangerie, shops, schools 5 mins

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Located in a village in the heart of Jurançon country, this maison-de-maître has so much to offer... six spacious bedrooms, an excellent energy rating (B), unconverted barns and delightful grounds perfect for a pool!



DESCRIPTION

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Built in the 18th century, this delightful maison-de-maître has huge potential... whatever your project!

Set in delightful grounds of 1.7 acres (6,894m²), which are crossed by a stream, the three-storey maison-de-maître (256m²) has six sunny bedrooms, one of which is on the ground floor, a lovely open-plan kitchen and a superb loft-style room on the top floor.



Adjoining the main house is a large two-storey barn with garage space on the ground floor and an office on the first floor, a smaller two-storey barn with office space/workshop space on the first floor and a detached two-storey barn (in need of restoration).

The three barns are set around an inner courtyard, which is also accessible from the kitchen in the maison-de-maître. It may be possible to transform the barns into gîtes, B&B suites, business premises... or you could use them to create more living space for the maison-de-maître.

The maison-de-maître overlooks an entrance courtyard, which has access for parking in the large barn or just in front. In addition, there is a private drive at the side of the property with direct access to the grounds.



From the entrance courtyard, the front door of the maison-de-maître opens into a wide entrance hall with a wooden staircase at the far end. To the right of the staircase is a sunny sitting room/dining room with a wood-burning stove and doors out to the terrace and grounds. Adjoining this room is an office/second sitting room, which is currently used as a b...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A33243CEL64

COMPLETE FILE AND PHOTO ON REQUEST

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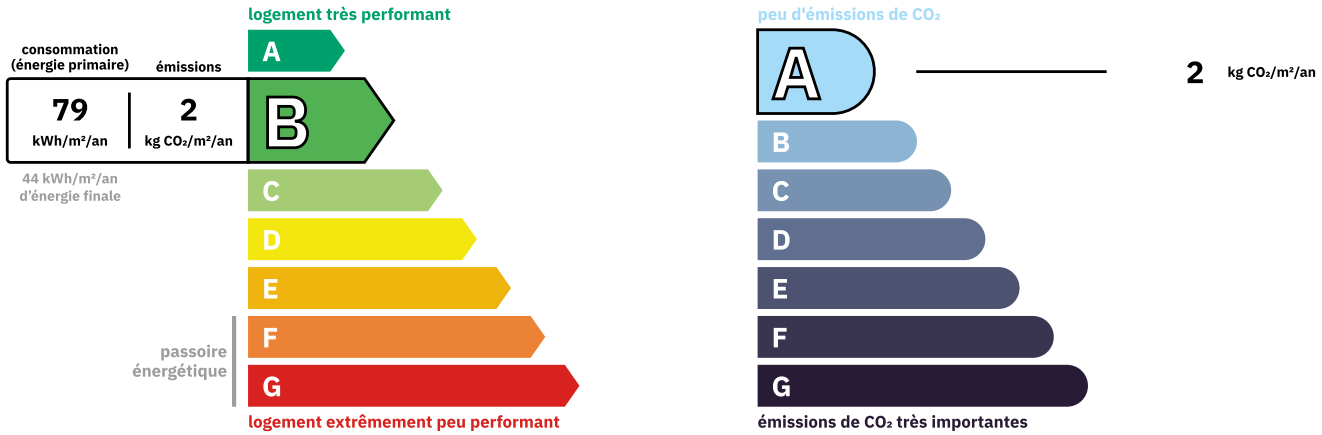
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1119 € and 1513€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A33243CEL64
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