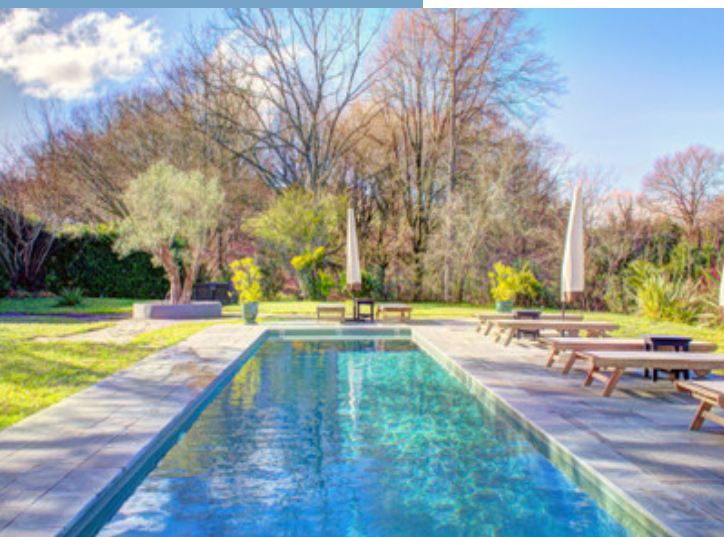




EXQUISITE BASQUE MANOR HOUSE + 6
LUXURIOUS BEDROOM SUITES + HEATED POOL
+ DELIGHTFUL GARDENS + SUPERB VIEWS...

EXQUISITE BASQUE
MANOR HOUSE + 6
LUXURIOUS BEDROOM
SUITES + HEATED POOL +
DELIGHTFUL GARDENS +
SUPER...



PROPERTY FACT FILE	
REFERENCE	A42228CEL64
PRICE	€ 1,595,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 519 048 EUR hors honoraires)
BEDROOM	6
BATHROOM	6
ACCOMMODATION	404 m ²
LAND	4200 m ²
TOWN	Biarritz
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	



- Perfect for a fabulous family home or holiday home
- Superbly renovated property - ready to move into!
- Stunning, top-quality décor, fixtures & fittings
- Ideal for a Boutique B&B: 6 bedrooms suites + pool
- Biarritz & beaches 30mins; tranquil, rural setting

EXQUISITE BASQUE
MANOR HOUSE + 6
LUXURIOUS BEDROOM
SUITES + HEATED POOL +
DELIGHTFUL GARDENS +
SUPER...

Ref : A42228CEL64

This truly exceptional 18th-century Basque manor house is within easy driving distance of Biarritz, Bayonne and numerous chic beach resorts. Located in a peaceful, rural hamlet, the property is close to a village with a boulangerie, grocery shop, restaurants and bars.

DESCRIPTION

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Built in the 1784, this exquisite manor house of 404m² is in a tranquil, rural setting, not far from Biarritz, Bayonne and chic Atlantic beaches.

The approach to the property is along a 200-metre private drive, secured by electric gates. The drive opens into a courtyard at the front of the property, which has ample space for parking up to seven cars. There is also a pretty garage of 20m².

From the courtyard, elegant stone steps lead up to the front door of the manor house. The front door opens into a delightful entrance hall and corridor, which extended to the back of the house, where a door opens out to the grounds. Doors along the corridor open into a a sitting room and a small dining on the right - and a large dining room and a kitchen on the left.

Facing east and south, the spacious kitchen has lovely views of the surrounding countryside and to the Pyrénées beyond. From the kitchen, a corridor leads to a utility room and the large dining room. The dining room faces south and west and has a traditional open fireplace with a "Finoptim" insert.

Opposite this room and on the other side of the entrance corridor is a cosy sitting room of 35m² with a wonderful "Stûv" log-burner. From this room, French doors open out to the west-facing terrace and grounds.

Also on this floor is a guest WC, a small dining room, which could be used as an office or a small guest bedroom, and a staircase to the upper floors and down to the courtyard-level rooms.

The rooms on the fir...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42228CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXQUISITE BASQUE MANOR
HOUSE + 6 LUXURIOUS
BEDROOM SUITES + HEATED
POOL + DELIGHTFUL
GARDENS + SUPER...

Ref : A42228CEL64

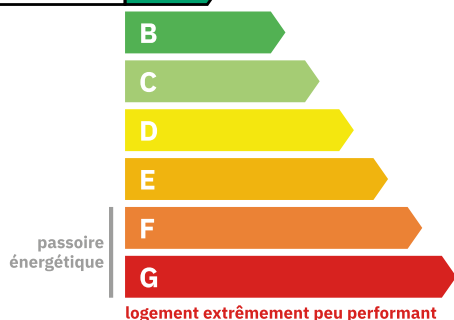
ENERGIE-DPE

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

consommation (énergie primaire) émissions logement très performant

58 | **2**
kWh/m²/an | kg CO₂/m²/an

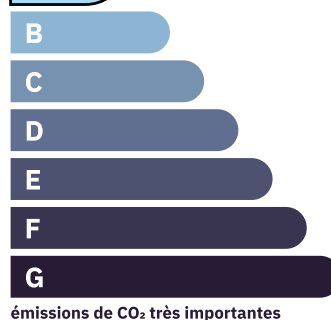
38 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂

A

2 kg CO₂/m²/an



Property **Very efficient**

Estimated annual energy costs
between 1863 € and 2520€ for 2023

NOTICE

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

I: 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 : A42228CEL64
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

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

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