LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SPLENDID MAISON-DE-MAÎTRE + 7 BEDROOMS + POOL + BARN + ORTHEZ 12 MINS, PAU 30 MINS + GREAT BUSINESS POTENTIAL!

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PROPERTY FACT FILE

REFERENCE	A47594CEL64
PRICE	€ 519,400 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (490 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	5
ACCOMMODATION	240 m²
LAND	3462 m²
TOWN	Orthez
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- Ideal family home (7 beds) with business potential
- Excellent location for year-round B&B clients
- Orthez 12 mins, Pau International School 30 mins
- Between sea & Pyrénées: beach 55 mins, ski 90 mins
- Well-maintained property & grounds, move in today!

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Located in a pretty village near Orthez in south-west France, this charming maison-de-maître has so much to offer...

Built in about 1630, this historic 7-bedroom property is an ideal size for a wonderful family home and would also suit a multigenerational

DESCRIPTION

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Set in landscaped grounds of 3,462m², this delightful village property comprises a 17th-century maison-de-maître, a two-storey barn, a large swimming pool and two up-and-running B&B suites.

Located in the beautiful Béarn, the property is ideal for anyone searching for a unique and characterful family home or a spacious holiday home. You also have the option of converting the barn into more living space or gîtes - and you can immediately generate an income by offering accommodation to visitors in your two B&B suites!

Decorative metal gates open into the property's sunny courtyard, which has room for outdoor parking. The two-storey barn, with room for 2 cars, is opposite the gates; the maison-de-maître is to the right of the courtyard.

From the courtyard, the front door of the maison-de-maître opens into a fabulous open-plan reception room of about 75m² with a sitting area and a dining area. The sitting area has a large open fireplace; the dining area has a wooden staircase to the upper floors.

A door from the sitting area opens into a small corridor and doors to a guest WC and a spa & wellness room, which is equipped with a handbasin and a shower cubicle. This room could be used as an additional bedroom.

From the dining area, an archway opens into a lovely kitchen, which has an adjoining utility room, as well as a door out to a covered terrace overlooking the swimming pool and landscaped grounds.

From the kitchen, a second staircase leads up to a B&B suite on...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47594CEL64

COMPLETE FILE AND PHOTO ON REQUEST

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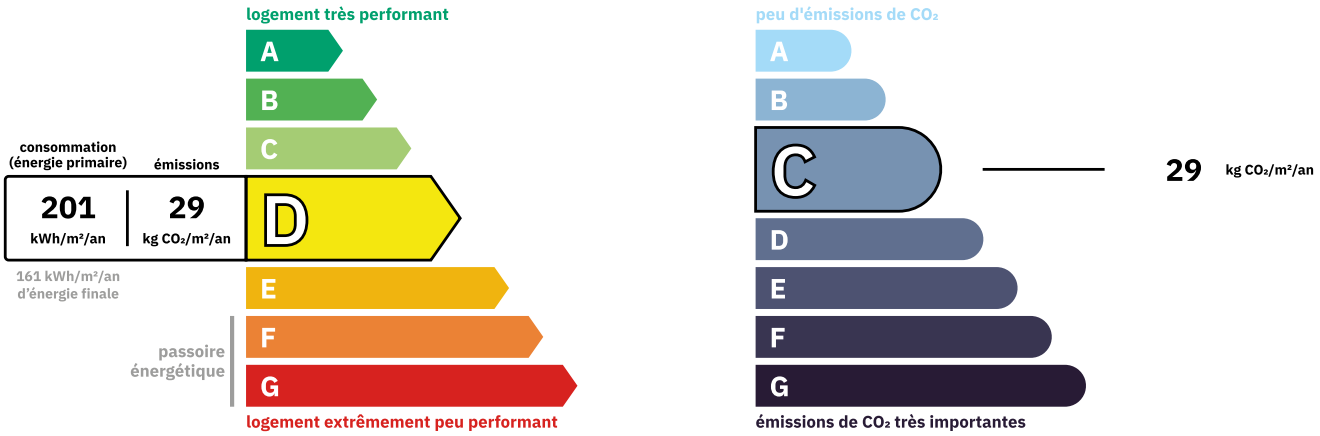
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4329 € and 5857€ 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 :A47594CEL64

FILE COMPLETE AND PHOTOS ON REQUEST

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