



MAISON-DE-MAÎTRE + MAGICAL GARDEN +  
APARTMENT TO RENOVATE + IDEAL HOME,  
UPMARKET B&B/GÎTE...

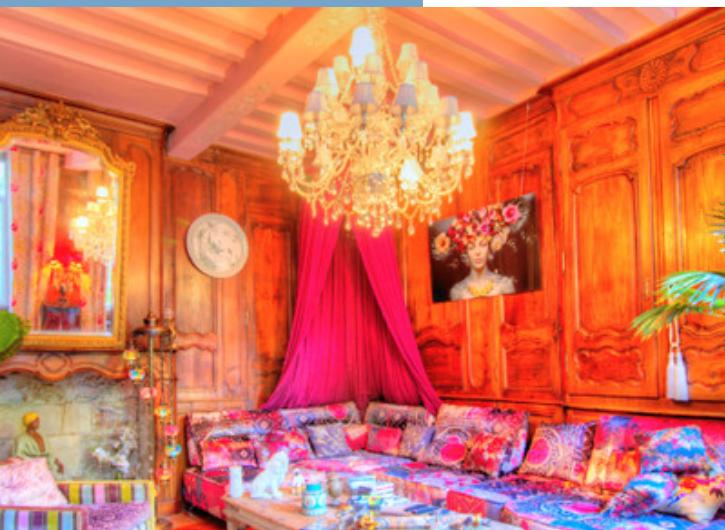
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## PROPERTY FACT FILE

REFERENCE	A16376
PRICE	€ 590,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	470 m <sup>2</sup>
LAND	1352 m <sup>2</sup>
TOWN	Orthez
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking

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



- Ideal for large family home + immaculate condition
- Ideal for boutique hotel/upmarket B&B/gîte d'étape
- Independent apartment/granny flat/gîte to renovate
- Walk to schools, shops, bars, restaurants, market
- Perfect location between beaches & ski resorts

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Fabulously renovated and in immaculate condition, this town-centre property has everything... 350m<sup>2</sup> of exquisite living space, which includes six characterful bedrooms, an apartment of 120m<sup>2</sup> to renovate, a fairytale garden with an ornamental (plunge) pool... Currently used as a second home, the property is in an excellent

## DESCRIPTION

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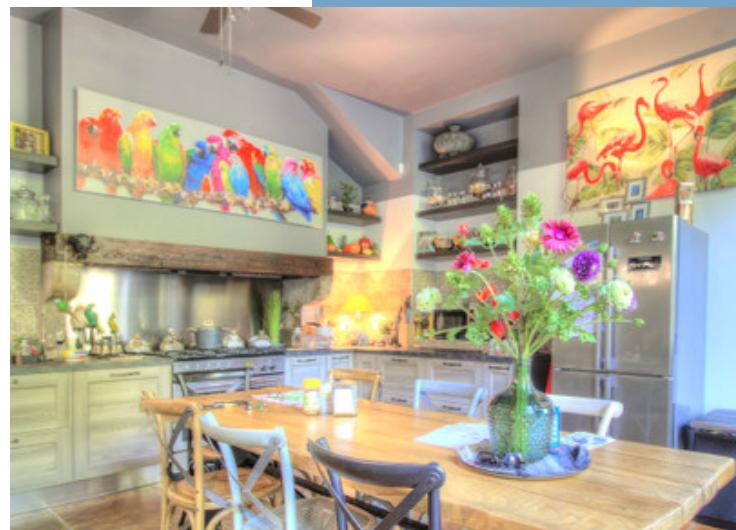
Built in 1773, this amazing property of 470m<sup>2</sup> comprises a main residence of 350m<sup>2</sup> in immaculate condition, a self-contained two-storey apartment of 120m<sup>2</sup> to renovate, a small two-storey outbuilding with a meditation room and a magical garden with an ornamental (plunge) pool fed by a waterfall!

The property is perfect for a large family wanting to be within walking distance of local shops and schools. It would also be ideal for anybody hoping to use part of it for business premises or to set up a boutique hotel, offer Bed and Breakfast or even open a Gîte d'Étape for pilgrims following the Chemin-de-St-Jacques-de-Compostelle, which passes through Orthez.

From the street, an entrance gate leads into a covered entranceway, with room to park a car (additional private parking at the far end of the garden). To the left is the front door into the main residence; to the right is a door into the apartment.

The front door of the main residence opens into an entrance hall with a carved wooden staircase, which leads up to three bedrooms on the first floor and two huge attics on the second floor. To the left of the entrance hall is a lovely reception room with a parquet floor and an open fireplace. A second reception room to the right of the entrance hall also has a fireplace, parquet floor and wood-panelled walls, which conceal a secret walk-in wine cellar!

A small interconnecting room gives access to a guest WC and leads into the light and airy kitchen, which has a door ou...



More Online :

<https://leggett-prestige.com/luxury-property-for-sale/view/A16376>

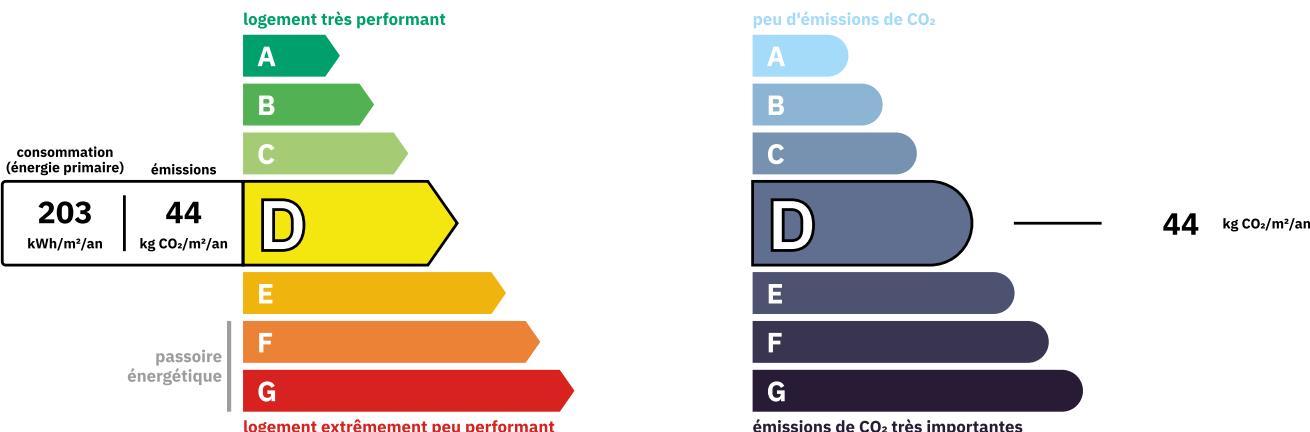
COMPLETE FILE AND PHOTO ON REQUEST

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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/>



## NOTICE

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## CONTACT

Réf : A16376  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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