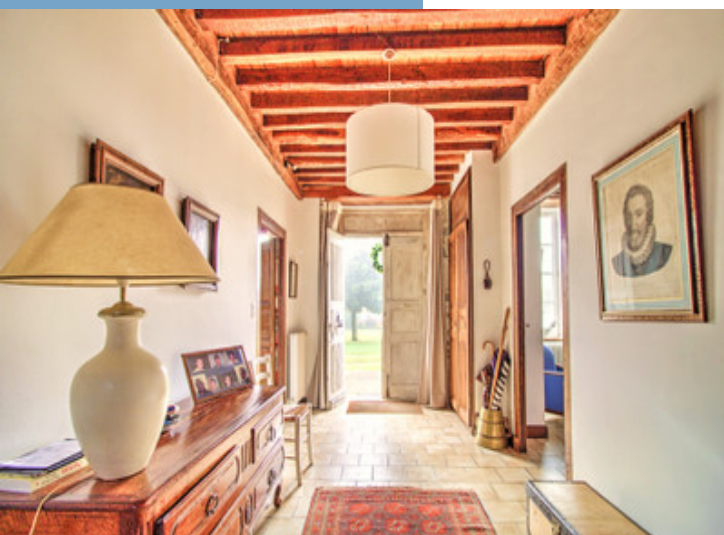




ELEGANT MAISON-DE-MAÎTRE + BARN 230M<sup>2</sup> +  
IDEAL FOR B&B + VILLAGE WITH BOULANGERIE  
+ VIEWS OF THE PYRENEES...



ELEGANT  
MAISON-DE-MAÎTRE +  
BARN 230M<sup>2</sup> + IDEAL FOR  
B&B + VILLAGE WITH  
BOULANGERIE + VIEWS  
OF THE PY...



PROPERTY FACT FILE	
REFERENCE	A34314CEL64
PRICE	€ 639,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	3
ACCOMMODATION	315 m <sup>2</sup>
LAND	3244 m <sup>2</sup>
TOWN	Pau
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Perfect family/holiday home + B&B with activities
- In a village with a boulangerie, doctor, pharmacy
- Pau, Total HQ & Lourdes 25 mins; Tarbes 35 mins
- Schools: Nay 5 mins; Pau + International School
- Ski resorts 40 - 60 mins; beaches 1h 40 mins

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This magnificent maison-de-maître is in a peaceful village not far from Pau, Lourdes and Nay. The village is within easy walking distance of the property and has a boulangerie, other small shops and schools.

Currently used as a wonderful second home, the maison-de-maître

## DESCRIPTION

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Built during the 18th century, this charming Béarnaise maison-de-maître of 315m<sup>2</sup> is in on the outskirts of a small village not far from Pau, Lourdes and Nay. Ski resorts in the Pyrénées are 40 - 60 minutes away; the coastal resorts of Biarritz, Hossegor and St-Jean-de-Luz are under two hours away.

Set in easy-to-maintain gardens of 3,244m<sup>2</sup>, the property has a vast two-storey barn with an adjoining carport. If, however, you prefer to park your car inside the barn, the carport would be ideal to use as a summer kitchen and covered dining terrace. There is also ample flat land for a swimming pool (permission required), a barbecue area, a children's play area, a boules piste...

The front door of the maison-de-maître opens into an entrance hall with a traditional wooden staircase at the far end leading to the upper floors. To the left of the entrance hall is a dining room, which leads round to a cosy sitting room with a wood-burner.

To the right of the entrance hall is a delightful kitchen with a breakfast bar. There is also a huge stone fireplace and an informal dining area. Behind the kitchen is an "arrière-kitchen" area with a walk-in pantry, a shower room and a separate WC.

From the kitchen, a door opens into a splendid Garden Room of about 65m<sup>2</sup>, which has glazed walls on the north and south façades. Doors open out to a north-facing terrace and a south-facing terrace - the perfect spots for enjoying sunny breakfasts, long, lazy lunches and romantic suppers!

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More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A34314CEL64>

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](mailto:prestige@leggett.fr)



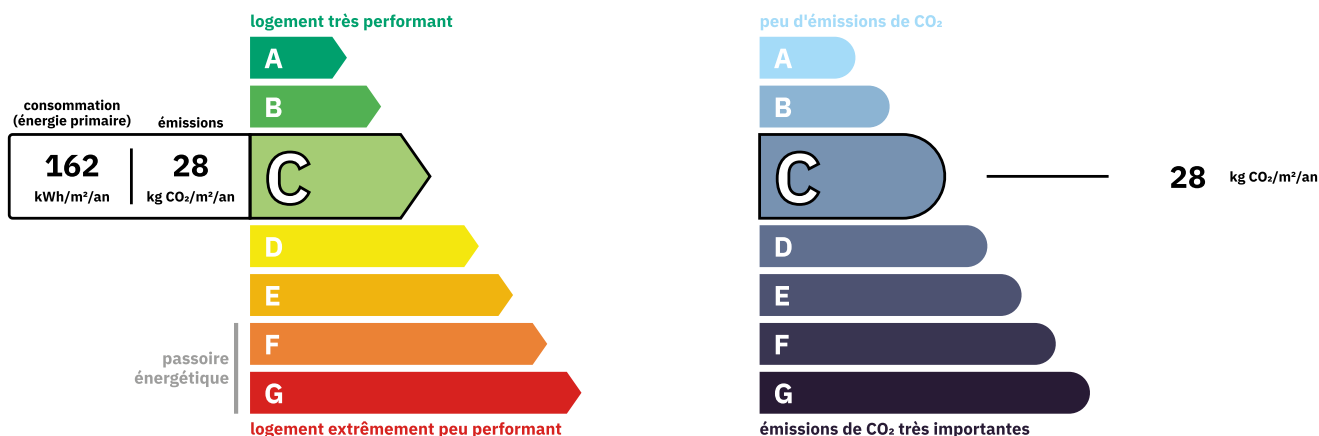


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## ENERGIE-DPE

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 3140 € and 4310€ 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 : A34314CEL64  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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