

SOLD - ELEGANT MANOIR + 5-BED GÎTE FOR GROUPS, B&B, YOGA RETREATS + LOVELY GROUNDS, BARNS, POOL!

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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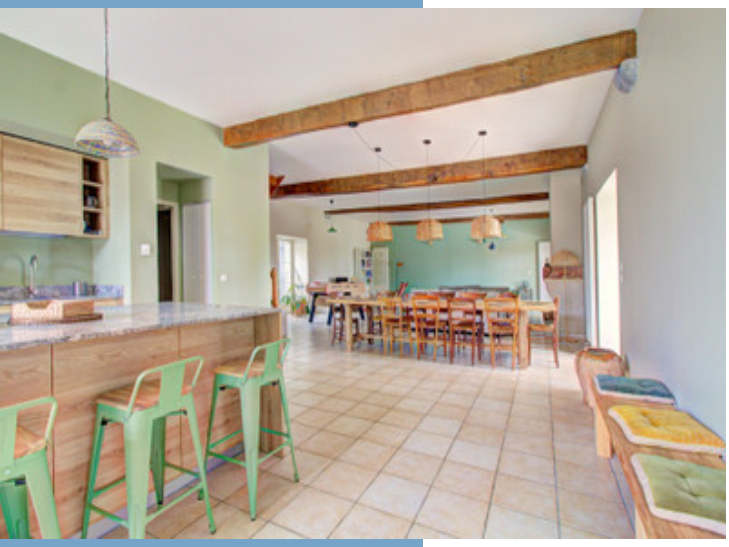




PROPERTY FACT FILE

REFERENCE	A41922CEL64
PRICE	€ 749,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	7
ACCOMMODATION	441 m²
LAND	8365 m²
TOWN	Pau
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Perfect for gîtes, B&B, yoga retreats, wellness...
- Ideal for group activity holidays, celebrations...
- Excellent for sports: skiing, cycling, trekking...
- Located in the highly sought-after Vallée d'Ossau
- Isolated but near villages for shops, schools, bus

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SOLD - Are you are searching for a property in the Pyrénées, which has huge business potential?

This 17th-century estate has everything you could possibly need... a charming manor house with 5 bedrooms, a luxurious 5-bedroom



DESCRIPTION

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Dating back to the mid 17th century, this elegant manor house with adjoining gîte is in a fabulous countryside setting, with panoramic views of the surrounding countryside and to the Pyrénées beyond.

The property comprises a stone manor house of 210m², an adjoining gîte of 230m², suitable for accommodating large groups/B&B, and two barns. The buildings are set around a courtyard and form a U-shape.



The three-storey manor house is used by the owners, but could also be rented out as a gîte for large groups. The ground floor comprises an entrance hall, a sitting room with a wood-burning stove and a kitchen/dining room. Next to the kitchen is a small utility room/boiler room, which has a lockable door into the adjoining gîte.

There are five bedrooms on the upper floors. The first floor has three bedrooms, a family bathroom and a separate WC on the first floor; the second floor has a mezzanine study/library area, a bedroom with small dressing room, a guest bedroom and a shower room with a WC.

Adjoining the manor house is the superb five-bedroom gîte, which used to be a barn. Recently re-styled and redecorated by the current owners, gîte can now be used as a self-contained gîte for up to 15 people or can accommodate B&B guests for shorter stays. In addition, a beautiful open-plan kitchen has been added on the ground floor, where there is also room for groups to gather together for meals, celebrations and activities, such as yoga, wellness, art, cooking, wine-tast...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41922CEL64

COMPLETE FILE AND PHOTO ON REQUEST

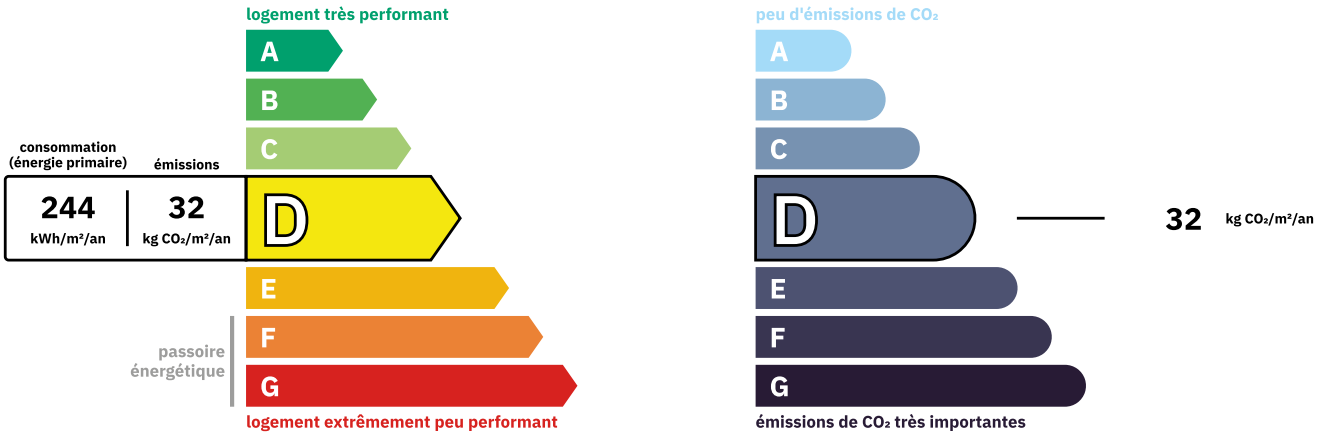
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 8370 € and 11390€ 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

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