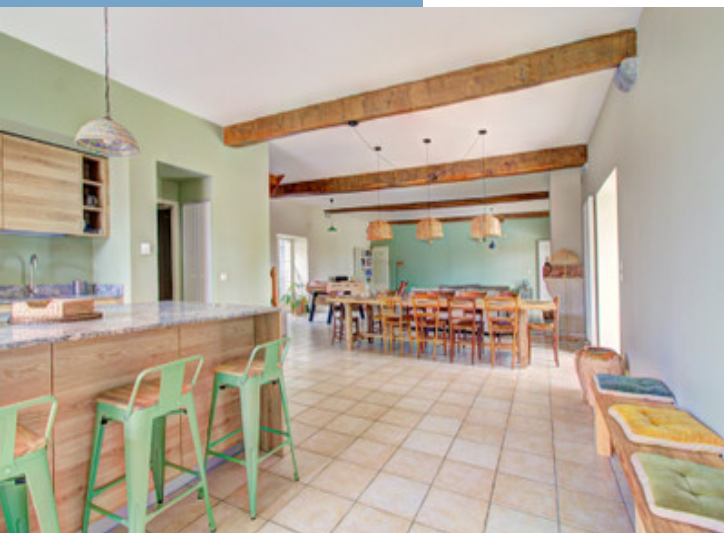




RUN A BUSINESS IN THE PYRÉNÉES! ELEGANT  
MANOR HOUSE + SUPER 5-BEDROOM  
GÎTE/B&B/YOGA RETREATS + BARNES + POOL...

RUN A BUSINESS IN THE  
PYRÉNÉES! ELEGANT  
MANOR HOUSE + SUPER  
5-BEDROOM  
GÎTE/B&B/YOGA RETREATS  
+ BA...



## PROPERTY FACT FILE

REFERENCE	A41922CEL64
PRICE	€ 770,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	7
ACCOMMODATION	441 m <sup>2</sup>
LAND	8365 m <sup>2</sup>
TOWN	Pau
DEPARTMENT	
LOCATION	Ski
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 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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MANOR HOUSE + SUPER  
5-BEDROOM  
GÎTE/B&B/YOGA  
RETREATS + BA...  
Ref : A41922CEL64

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

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

## 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 210m<sup>2</sup>, an adjoining gîte of 230m<sup>2</sup>, 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.

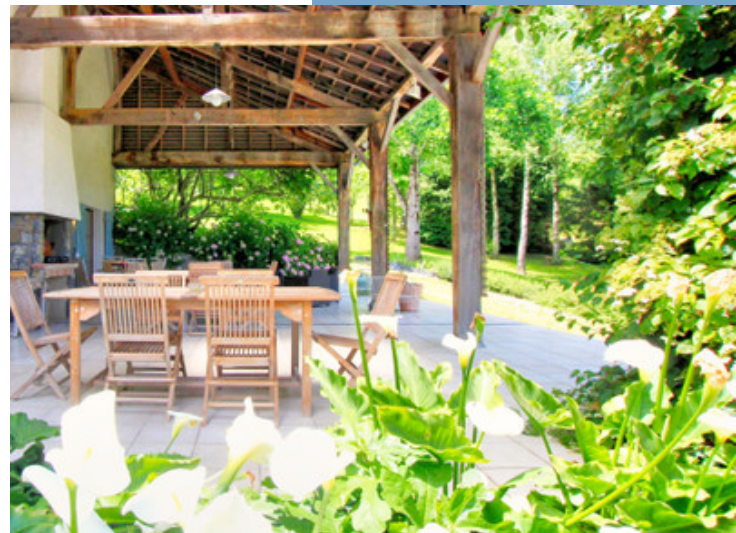
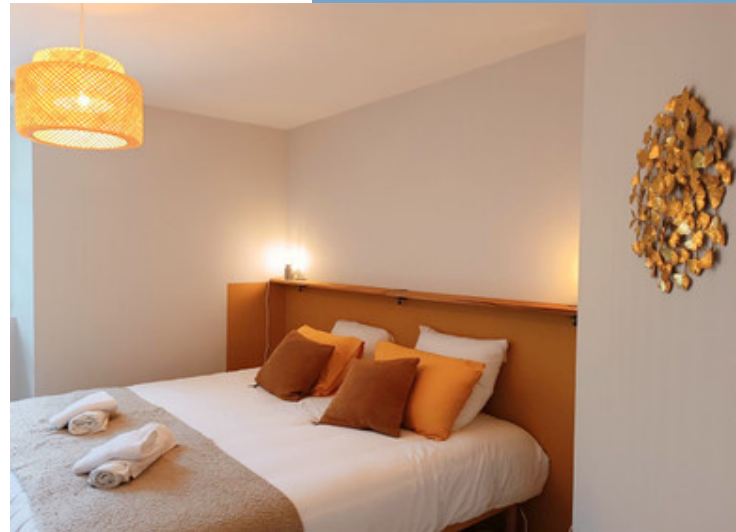
Adjoining the manor house is the superb five-bedroom gîte, which used to be a barn. Recently re-styled and redecorated by the current owners, gîte can now be used as a self-contained gîte for up to 15 people or can accommodate B&B guests for shorter stays. In addition, a beautiful open-plan kitchen has 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

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)

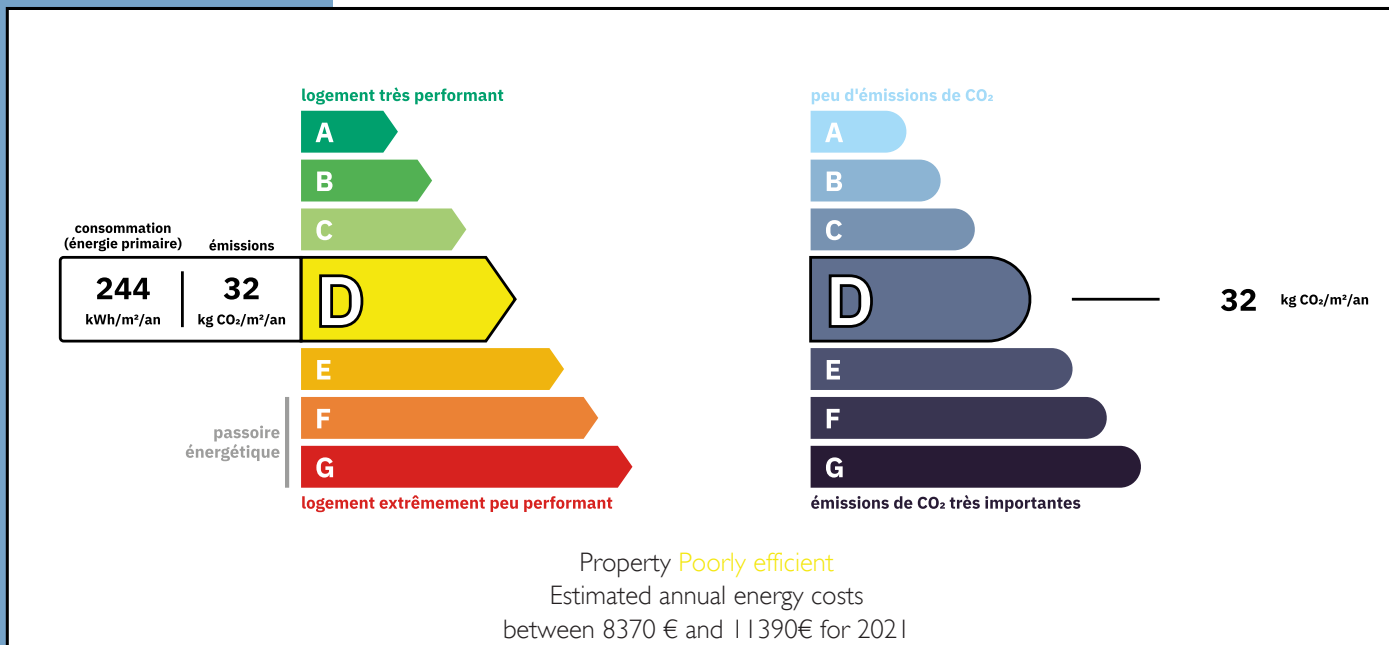


RUN A BUSINESS IN THE  
PYRÉNÉES! ELEGANT MANOR  
HOUSE + SUPER 5-BEDROOM  
GÎTE/B&B/YOGA RETREATS +  
BA...

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

Ref : A41922CEL64

## ENERGIE-DPE



## NOTICE

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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 :A41922CEL64  
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AND PHOTOS  
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