

MAGNIFICENT EQUESTRIAN COUNTRY ESTATE + 19.5 HECTARES + GUEST ANNEXE + BARNS + SUPERB VIEWS OF THE PYRÉNÉES...

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PROPERTY FACT FILE

REFERENCE	A42458CEL64
PRICE	€ 825,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	320 m²
LAND	196818 m²
TOWN	Pau
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Private drainage, Garage, Private parking

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





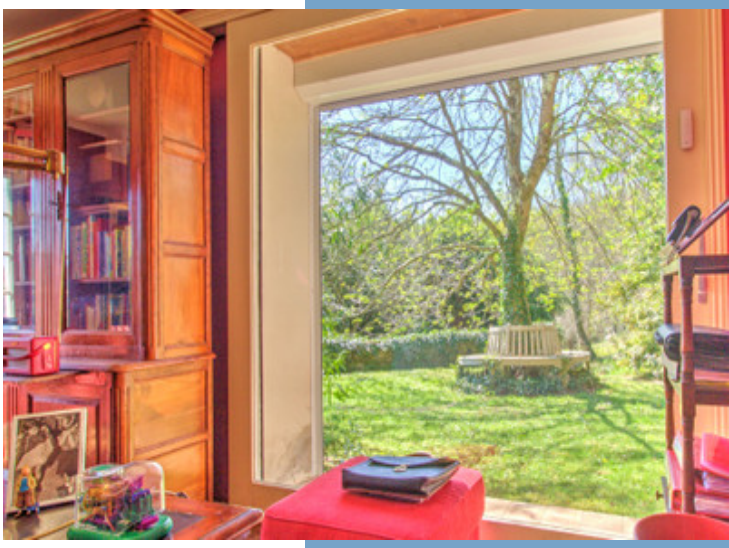
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- 48 acres: perfect for horses + equestrian business
- Ideal family, holiday home + private guest annexe
- Potential for gîte in annexe, B&B in house/annexe
- Secluded rural location + fabulous mountain views
- Ski + International School 30 mins; Pau 20 mins

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Set amidst the verdant foothills of the Pyrénées, this magnificent country estate will charm you with its superb location and spectacular mountain views!

Surrounded by 19.5 hectares (48 acres) of meadows and woodland,

DESCRIPTION

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Built in the late 19th century, this Béarnaise manor house of about 320m² is located in a magnificent rural setting and has fabulous panoramic views of the Pyrénées!

The approach to the property is along a private tree-lined drive. As you arrive, you will notice a track leading down to a colonnaded stable area and therefore easily accessible for larger agricultural vehicles.

The main drive leads into a sunny courtyard and to the front of the manor house. To the right of the house is a large barn (currently used as a garage) - and to the left is a pretty guest annexe. The manor house faces south-east, so the courtyard is the perfect spot for enjoying a delicious breakfast in the morning sunshine!

The front door of the manor house opens into a spacious entrance hall, which has a carved wooden staircase to the upper floors. You will immediately notice that the property's décor is both authentic and traditional - and many original features have been conserved and beautifully restored.

To the right of the entrance hall is an elegant dining room with an impressive fireplace and wood-burning stove. At the far end of the room, a door opens into a cosy kitchen, which could be enlarged, if desired.

To the left of the entrance hall is a spacious sitting room, which also has a large fireplace and wood-burning stove. From the sitting room, a door opens into an anteroom, which has doors into a utility room, the guest annexe and a small barn/workshop behind the guest annexe.

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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42458CEL64

COMPLETE FILE AND PHOTO ON REQUEST

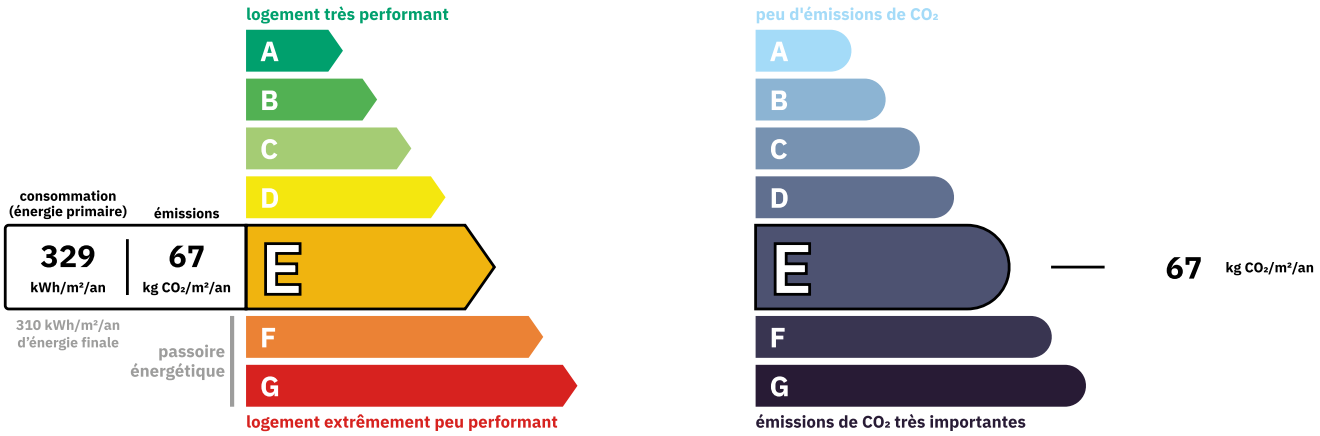
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 9890 € and 13430€ 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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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