



SUPERB COUNTRY HOUSE NEAR LOURDES &
PYRÉNÉES + 2 GÎTES + 3 B&B + WELLNESS, SPA &
YOGA + POOL + 3 HA FOR HORSES

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B&B + WELLNESS, SPA &
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PROPERTY FACT FILE

REFERENCE	A47905CEL64
PRICE	€ 649,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	318 m ²
LAND	31729 m ²
TOWN	Pau
DEPARTMENT	
LOCATION	Hamlet property
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



- Ideal property for large/intergenerational family
- Huge business potential: wellness/yoga, B&B, gîtes
- On Route d'Artagnan bridleway: equestrian tourism!
- Rural location + stunning panoramic mountain views
- Pyrénées+skiing 45-55 min; Lourdes+lake 15-20 min

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This delightful country house with stunning views is a highly successful gîte, B&B, equestrian and wellness business!

Located between Lourdes and Pau in a tiny hamlet in the foothills of the Pyrénées, the property's beautifully maintained gardens and

DESCRIPTION

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Although the origins of this charming country house date back to the 18th century, the building was reconstructed in 2001 - and the property now has a unique blend of traditional and contemporary architectural features.

At the front of the house is a gravel courtyard for outdoor parking, along with a garage and a carport. To the right of the garage is a gate to a fabulous swimming pool and a covered terrace; which is equipped with a summer kitchen.

The front door of the house opens into an entrance hall with a cloakroom/WC and a staircase to the first floor. Opposite the front door is a spacious kitchen with an adjoining utility room, a walk-in pantry and access to a covered terrace.

To the left of the kitchen is a splendid open-plan main room with a wood-burning stove, a sitting area, a dining area and an office area. Floor-to-ceiling picture windows open out to a west-facing terrace. Beyond the main room is a master bedroom with an en suite bathroom and separate WC.

Also on the ground floor and to the right of the kitchen is a self-contained 4-person gîte, which has a private west-facing terrace. This gîte could be enlarged in the future, if desired.

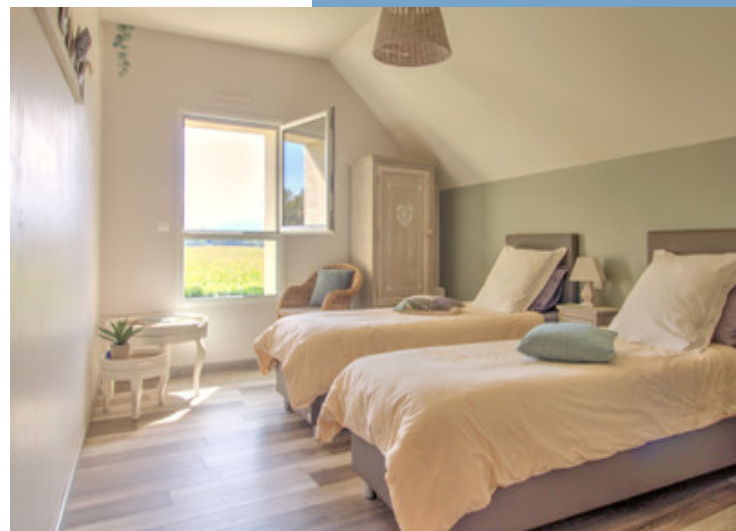
Upstairs, there is a sunny sitting area, an office/study and three B&B bedrooms. Each B&B room has its own shower, but they share a WC.

The second gîte and the wellness & spa suite have their own private entrance, which is accessible from an exterior walkway on the property's first floor. The gîte has two bedrooms...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A47905CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

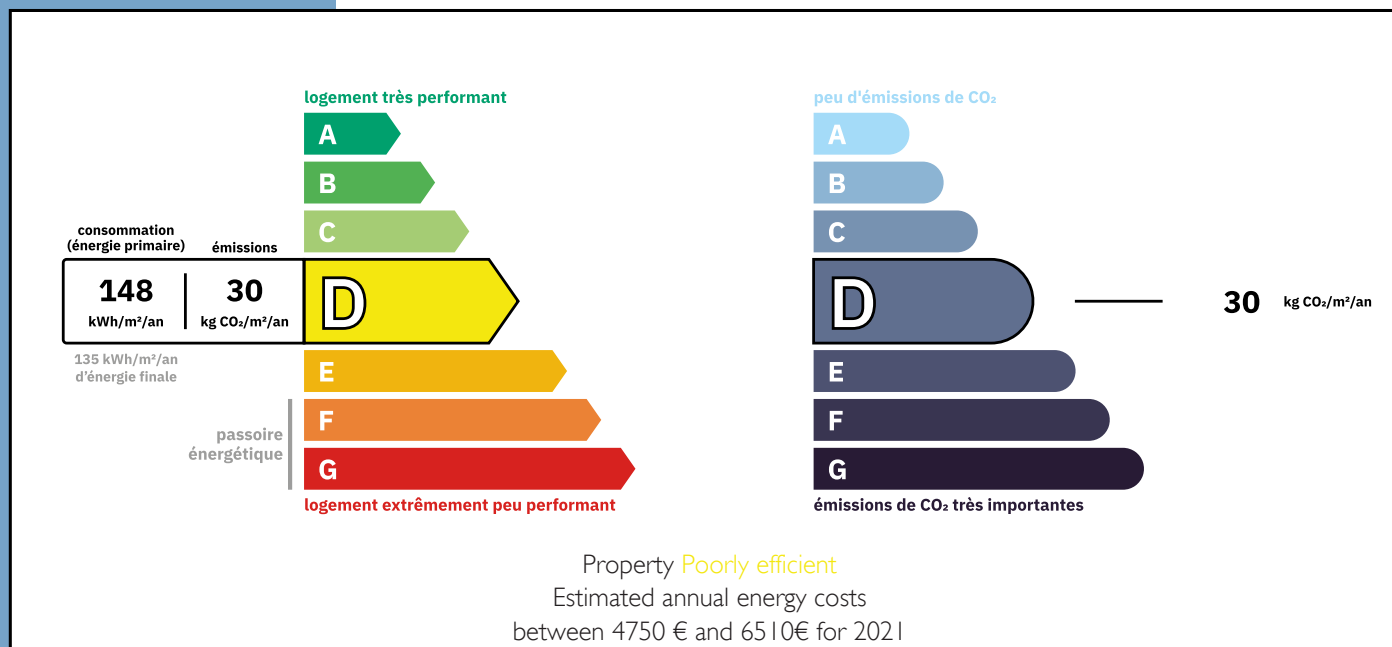


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2 GÎTES + 3 B&B + WELLNESS
SPA & YOGA + POOL + 3 ...

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

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ENERGIE-DPE



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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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