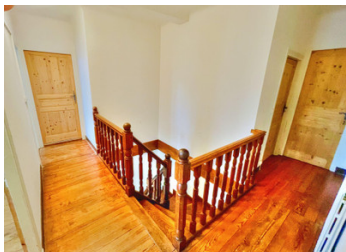


SOLD - BÉARNAISE HOUSE FOR RENOVATION, WITH SCOPE FOR A CHAMBRE D'HÔTE IN A POPULAR VILLAGE



INFORMATION

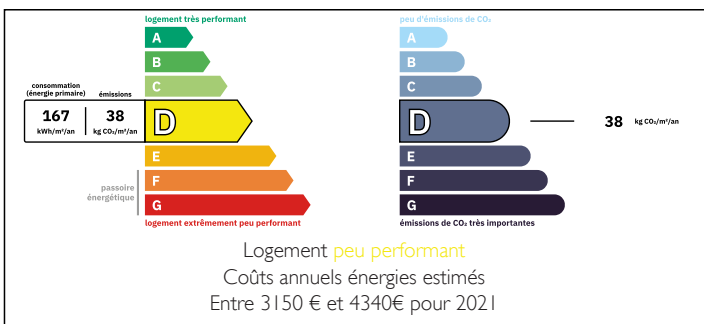
Town:	Laàs
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	3
Floor:	259 m ²
Plot Size:	4500 m ²



IN BRIEF

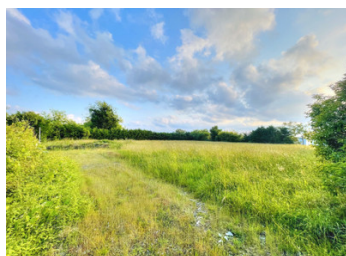
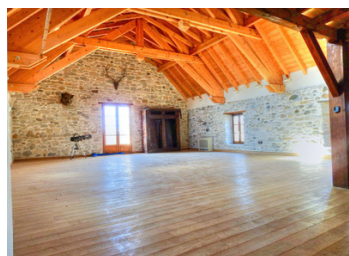
SOLD - I'm pleased to present this traditional 259m² plus Béarnaise House in the heart of a wonderful village. The property benefits from three large lounges, including the spectacular large gallery with a vaulted ceiling, four/five bedrooms, with potential to create a separate apartment, a kitchen, three bathrooms and adjoining barn. Outside, there is a sunny south facing garden and in-ground swimming pool, plus separate land adjoining.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

SOLD - A Béarnaise house in need of some renovation, which is central to a very beautiful and popular village, in the heart of the French countryside, only a short drive from both Navarrenx and Sauveterre-de-Béarn.

The house is very spacious and ready for modernisation into a stunning family home. There is enough room to create a small B&B, and enough land to the rear of the house to develop or to start a small rural business - all subject the usual planning and application processes.

The front door takes you into the central hallway with the original oak staircase and cloakroom underneath. The large study to the left is ideal for working from home and features the original stone floor.

The main double aspect reception room is the heart of this home, with lots of room for a large dining table and access to the moderate gallery kitchen. The back door leads to a patio and the delightful sunny garden.

The main staircase takes you up to the main bedroom and two smaller guest rooms and two bathrooms, one of which could be easily changed to create a master bedroom with ensuite.

Further on is the 70m2 gallery with an impressive vaulted ceiling which makes this property so special. It features a south facing balcony and a mezzanine library. It's ready to use as a fabulous family lounge, and would also be perfectly proportioned for use as small business,...

LOCAL TAXES

Taxe habitation: EUR

NOTES