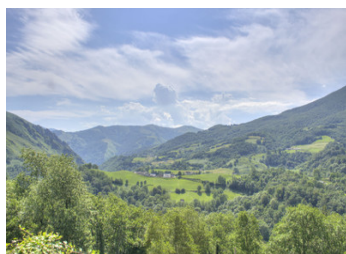


## COUNTRY HOUSE IN THE BASQUE COUNTRY + VIEWS OF THE PYRÉNÉES + IDEAL HOLIDAY HOME, B&B

EXCLUSIVE



## INFORMATION

Town:	Tardets-Sorholus
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	4
Floor:	234 m2
Plot Size:	4719 m2

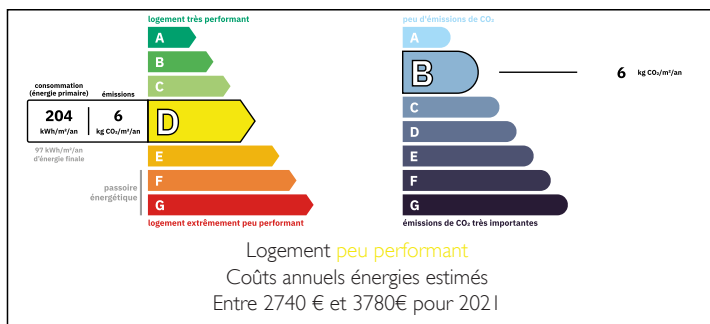
## IN BRIEF

This country house is located in the Pyrénées in the Soule region of the Basque Country. The property is situated at the end of a private track, yet is just minutes away from a pretty village, which has a shop, bars and restaurants.

Set in wooded grounds of 4,719m<sup>2</sup>, the house is an ideal size for a wonderful family home or a luxurious holiday home - and the vast reception room on the ground floor is absolutely perfect for large family meals, parties and celebrations... or you can gather together on the south-facing terrace outside, where you can enjoy breathtaking panoramic views of the Pyrénées as you dine alfresco!

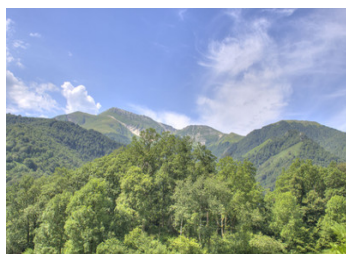
It might be possible to transform the property's two-storey barn into a holiday cottage/gîte - and should you wish to rent out the main house or gîte or to offer B&B...

## 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.



## LOCAL TAXES

**Taxe foncière: 891 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

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This immaculate country house of 234m<sup>2</sup> is set in wooded land of 4,719m<sup>2</sup> and has amazing panoramic views of the surrounding mountains. With the closest neighbour over 250 metres away, the property is completely private and a veritable haven of peace and tranquillity!

From the road, a private track leads up to the country house and continues around to a two-storey barn, which could be used as a garage. As you approach the property, you will immediately notice a lovely carved wooden balcony on the first floor of the house, which overlooks a delightful south-facing dining terrace, from where the panoramic views of the Pyrénées are truly magnificent!

The main front door of the house opens into an entrance hall with a wooden staircase to the upper floors. The ground floor comprises a huge reception room, a kitchen, a utility room, a bedroom, an en suite bathroom and a separate WC.

The spacious kitchen to the left of the entrance hall has smart fitted cupboards, a large dining area and two doors out to the south-facing dining terrace. There is a utility room across the hall from the kitchen.

Adjacent to the kitchen is a magnificent reception room (65m<sup>2</sup>), which resembles a banqueting hall - and it even has a gallery! The room has a cathedral ceiling and a very practical double-sided fireplace with insert, which is next to a cosy sitting area. The room also has a formal dining area and a second sitting area at the...