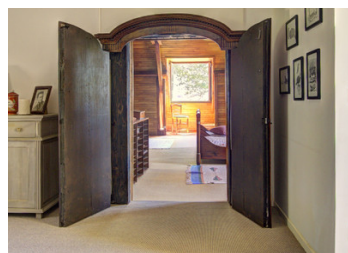
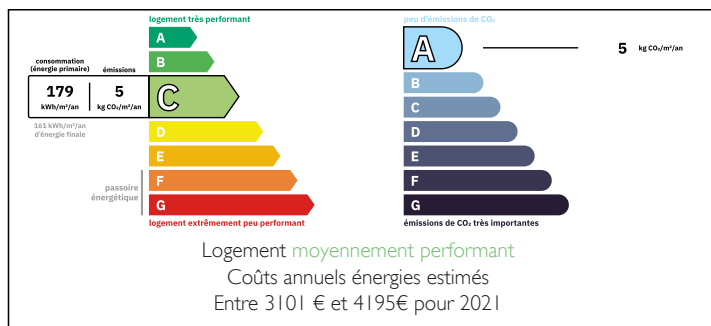


## CONTRACT SIGNED - EXQUISITE COUNTRY HOUSE + POOL & SAUNA + 5.7 ACRES + MOUNTAIN VIEWS



## ENERGY - DPE



## INFORMATION

Town:	Orthez
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	3
Floor:	363 m2
Plot Size:	23190 m2

## IN BRIEF

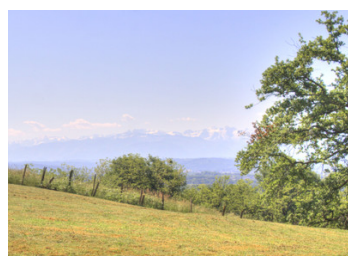
CONTRACT SIGNED - This gorgeous Béarnaise country house is located just a short stroll away from a pretty market town with schools, shops (including a boulangerie), bars and restaurants. The nearby towns of Navarrenx and Orthez are easily accessible (15 - 30 minutes); the city of Pau, its airport, International School and TotalEnergies HQ are 30 - 40 minutes away.

Set in delightful grounds of 2.3 hectares (5.7 acres), this superb property is an ideal size for a wonderful family home or a luxurious holiday home. Should you want to offer B&B accommodation to holidaymakers, the Chemin-de-St-Jacques-de-Compostelle pilgrim route passes close by.

With six bedrooms to choose from, the house has plenty of space for welcoming friends and family - and they will definitely love dining alfresco beneath

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

...

Built in the 1960s, this exquisite country house of 363m<sup>2</sup> is on the outskirts of a pretty market town and within walking/cycling distance of shops (including a boulangerie), bars, restaurants, schools, local amenities...

As you approach the house, the road leads around the property to a double garage, which is beneath the house on the property's lower-ground-floor. The garage is accessible from the exterior of the house via stone steps, as well as from the interior via a staircase. Adjoining the garage on the lower-ground-floor is a workshop, a wine cellar and various storage areas.

Decorative metal gates at the front of the house open into the lovely grounds, which surround the property. A gravel drive leads up to the front door and a small parking area. A small paved terrace at the front of the house adjoins the front door and the kitchen - and is the perfect spot for enjoying breakfast in the morning sunshine!

The front door opens into a spacious entrance hall with doors to a kitchen on the right, a utility room on the left and the open-plan reception room at the far end.

The spacious kitchen has been equipped with new kitchen units. It also has a cosy dining area and a door out to the small terrace at the front of the house. The utility room (with separate WC) is opposite the kitchen; this room also has a door out to the small terrace.

The open-plan reception room adjoins the kitchen and...

## LOCAL TAXES

**Taxe foncière: 2848 EUR**

**Taxe habitation: EUR**

## NOTES