

SOLD - CHIC TOWNHOUSE IN ST-JEAN-PIED-DE-PORT + GORGEOUS GARDEN + WALK TO SHOPS, BARS, RESTAURANTS



## INFORMATION

Town:	Saint-Jean-Pied-de-Port
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	3
Floor:	121.24 m2
Plot Size:	160 m2

## IN BRIEF

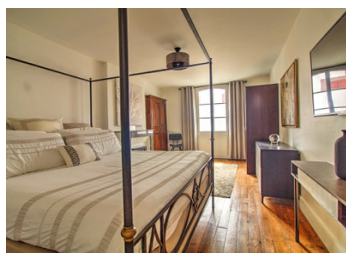
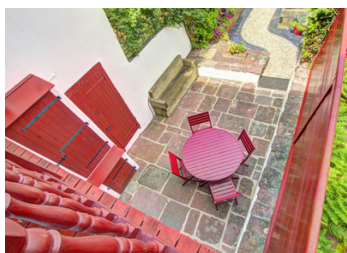
SOLD - This charming townhouse is located in the historic centre of St-Jean-Pied-de-Port in the heart of the Basque Country. Famous as the departure point for pilgrims following the Chemin-de-St-Jacques-de-Compostelle, the town's church, river and hilltop citadel are just a short stroll away from your front door along ancient cobbled streets...

Exquisitely renovated and completely ready to move into, the townhouse has four bedrooms, a bathroom and two shower rooms, making it an ideal size for a couple, a family home or a luxurious holiday home - and you will adore relaxing and dining in the splendid garden, which has been beautifully designed and maintained.

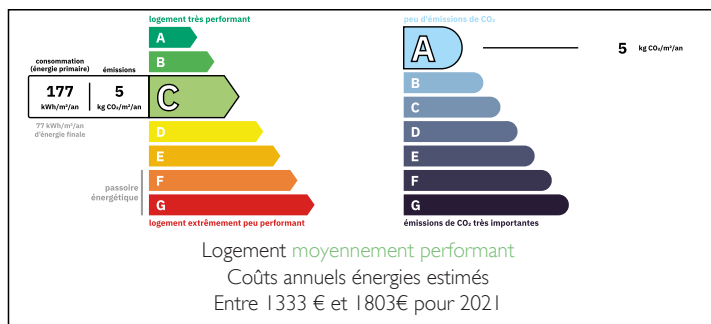
Should you wish to rent out the property to holidaymakers or to offer B&B, your visitors will adore being able pop out for a baguette on foot, as

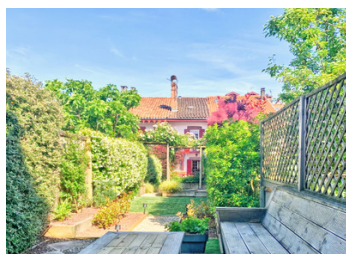
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



## ENERGY - DPE





## DESCRIPTION

...

This superb 18th-century Basque townhouse is in an excellent location in the centre of St-Jean-Pied-de-Port with shops, bars and restaurants all on your doorstep... along with a weekly farmers' market!

Built in 1765, this immaculate three-storey townhouse of 121m<sup>2</sup> has a wonderful garden, which has been beautifully planted with mature trees, shrubs and flowers. From a dining terrace next to the kitchen, a gravel path leads you past a sunny sitting area with wooden seats, down to comfortable wooden benches at the far end of the garden - the perfect spot to enjoy an early evening apéritif as the sun starts to set...

From the cobbled street, the front door opens into a spacious sitting room. Beyond this room is a light and airy kitchen with a cosy dining area and doors out to a covered terrace and beyond to the garden. There is also a WC on the ground floor between the sitting room and the kitchen.

A lovely wooden staircase leads up to the first floor, which has a master bedroom with an en suite shower room, a second bedroom and a family bathroom. The master bedroom has a small wooden balcony overlooking the garden.

The second floor has two further bedrooms, one of which has an en suite shower room. This floor would be perfect for accommodating friends and family - especially if you have grandchildren! It would also be ideal for creating a B&B family suite.

Exquisitely restored and renovated over the last few...

## LOCAL TAXES

**Taxe foncière: 720 EUR**

**Taxe habitation: EUR**

## NOTES