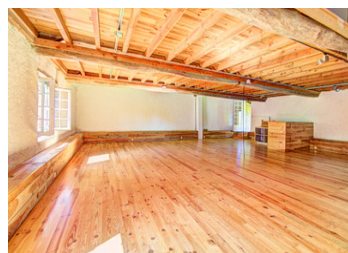
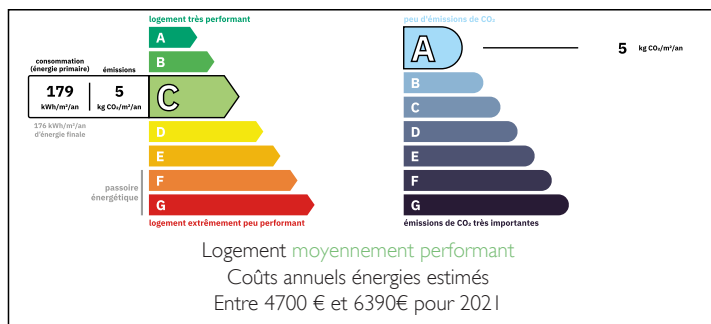


GÎTE & EVENTS BUSINESS NEAR PAU! MAISON-DE-MAÎTRE WITH 2 GÎTES + 3 YURTS + WEDDINGS, SEMINARS, RETREATS...



ENERGY - DPE



INFORMATION

Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	10
Bath:	7
Floor:	530 m2
Plot Size:	4576 m2

IN BRIEF

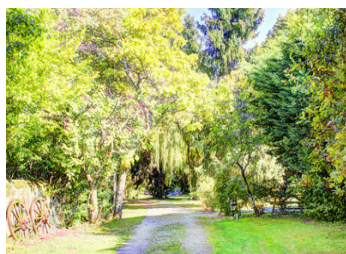
Hidden away in a tranquil, woodland setting, this delightful maison-de-maître has a vast 3-bedroom private apartment for the owners, 2 gîtes, 3 Mongolian yurts (each with own shower room & WC), a wonderful outdoor relaxation area with a Nordic hot tub and a huge function room of 100m² for hosting weddings, courses, seminars and events!

The property would suit an extended family that wants to live together... but separately - or you can continue with the winning formula of this hugely successful gîte complex and events venue. In addition, all the furniture and equipment is included, so you can open for business today!

As well as hosting weddings and events for groups, you could offer art, music, dance and theatre workshops, sporting holidays, yoga and wellness retreats, cookery and wine-tasting courses - and your proximity to Pau, Tarbes, Auch...

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

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Dating back to the 19th century, this superb maison-de-maître of about 530m² has been beautifully converted into a spacious 3-bedroom apartment for the owners, two large gîtes for holidaymakers and a huge function room (100m²) for weddings and events.

Many of the property's original features have been retained and sympathetically restored, such as the carved stone fireplace in Gîte 1, along with arched windows and exposed stone walls throughout. These delightful architectural features complement the property's modern equipment and décor - and offer guests luxury and authenticity.

The maison-de-maître is approached along a private drive lined with mature trees. The drive leads up to a gravel courtyard in front of the property, where there is plenty of room to park. Gîte 1 is on the left of the building, the owners' private apartment is on the right and Gîte 2 is between them. Three private shower rooms have been provided for yurt guests, accessible via a door between Gîte 1 and Gîte 2. Beyond the shower rooms is a staircase up to the events space on the first floor.

The owners' private apartment has a large open-plan main room on the ground floor with a sitting area with a fireplace, a dining area, an office area and a kitchen area. (It is possible to access Gîte 2 from this room.)

A solid wooden staircase leads up to the apartment's first floor and to a gallery, which overlooks the main room. The first floor comprises a bedroom with an...

LOCAL TAXES

Taxe foncière: 1096 EUR

Taxe habitation: EUR

NOTES