

## CONTRACT SIGNED - LOVELY 19th-C FARMHOUSE ON CHEMIN-DE-ST-JACQUES + LARGE BARNs + POTENTIAL FOR GÎTES, B&B!



## INFORMATION

Town:	Arzacq-Arraziguet
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	5
Floor:	213 m2
Plot Size:	6091 m2

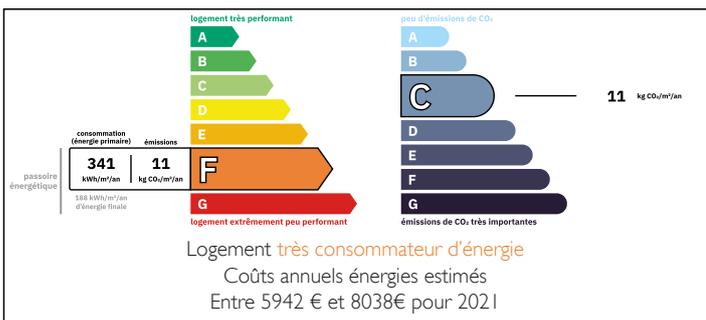
## IN BRIEF

CONTRACT SIGNED - Located in a peaceful rural hamlet, this traditional-style 19th-century farmhouse is perfect for a wonderful family home or holiday home. If you work from home, there is plenty of space for an office in the farmhouse or one of the barns. There is also ample flat land for installing a pool (permission required).

The farmhouse has five bedrooms, including one on the ground floor with an adjacent shower room. The other four bedrooms are on the first floor and each one has an en suite shower room with a WC, making this property perfect for a B&B business, especially with the Chemin-de-St-Jacques-de-Compostelle just 250 metres away!

In addition, one or more of the property's unconverted outbuildings could be used to create gîtes... or even a wellness centre or function

## 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

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Built in 1875, this delightful farmhouse with outbuildings is in a rural hamlet located on the outskirts of a village in the Landes. Set around a courtyard, the property comprises a farmhouse with an adjoining garage on the far side of the courtyard, an ancient tobacco-drying barn and a smaller animal barn to the left, and a huge barn with a hayloft to the right.

The front door of the farmhouse (213m<sup>2</sup>) opens into a wonderful entrance hall with a traditional wooden staircase at the far end. To the right of the hall is a sitting room with a wood-burning stove; to the left is a kitchen, which also has a wood-burning stove and a cosy dining area. Adjoining the kitchen is an "arrière-kitchen"/utility room with a door into a storage room/wine cellar, which has a door into the garage.

Behind the kitchen is a formal dining room with a door out to a south-facing terrace, where you can dine alfresco. Opposite the dining room is a third reception room/fifth bedroom, which is also accessible from the entrance hall. This room has a door out to the grounds, making it perfect to use as an office/consulting room, if desired. Between this room and the dining room is a shower room and a separate WC.

The wooden staircase in the entrance hall leads up to a beautiful central landing on the first floor of the farmhouse. The first floor comprises four bedrooms, each with its own shower room...

## LOCAL TAXES

**Taxe foncière: 731 EUR**

**Taxe habitation: EUR**

## NOTES