

## ELEGANT MAISON-DE-MAÎTRE + BARN 230m + IDEAL FOR B&B + VILLAGE WITH BOULANGERIE + VIEWS OF THE PYRENEES...



## INFORMATION

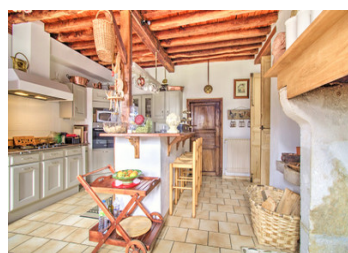
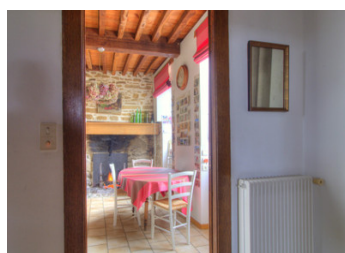
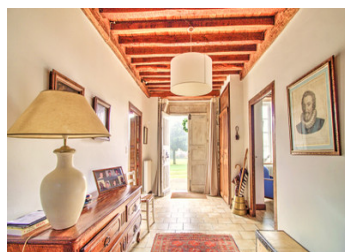
Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	7
Bath:	3
Floor:	315 m2
Plot Size:	3244 m2

## IN BRIEF

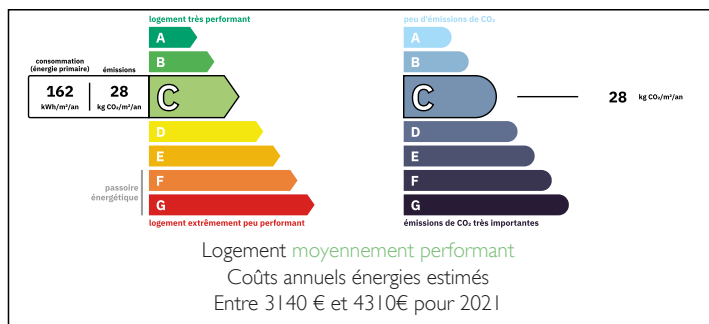
This magnificent maison-de-maître is in a peaceful village not far from Pau, Lourdes and Nay. The village is within easy walking distance of the property and has a boulangerie, other small shops and schools.

Currently used as a wonderful second home, the maison-de-maître has been lovingly restored and beautifully decorated by the current owners. The property has seven bedrooms, a superb Garden Room and two dining terraces, which overlook the gardens.

Should you be interested in welcoming Bed & Breakfast guests, the Pyrénées and several ski resorts are just 40 - 60 minutes away, along with the GR782, which is used all year round by walkers, cyclists - and even horse riders - who will be looking for lovely B&B accommodation.

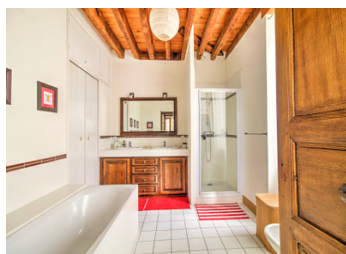


## ENERGY - DPE



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 during the 18th century, this charming Béarnaise maison-de-maître of 315m<sup>2</sup> is in on the outskirts of a small village not far from Pau, Lourdes and Nay. Ski resorts in the Pyrénées are 40 - 60 minutes away; the coastal resorts of Biarritz, Hossegor and St-Jean-de-Luz are under two hours away.

Set in easy-to-maintain gardens of 3,244m<sup>2</sup>, the property has a vast two-storey barn with an adjoining carport. If, however, you prefer to park your car inside the barn, the carport would be ideal to use as a summer kitchen and covered dining terrace. There is also ample flat land for a swimming pool (permission required), a barbecue area, a children's play area, a boules piste...

The front door of the maison-de-maître opens into an entrance hall with a traditional wooden staircase at the far end leading to the upper floors. To the left of the entrance hall is a dining room, which leads round to a cosy sitting room with a wood-burner.

To the right of the entrance hall is a delightful kitchen with a breakfast bar. There is also a huge stone fireplace and an informal dining area. Behind the kitchen is an "arrière-kitchen" area with a walk-in pantry, a shower room and a separate WC.

From the kitchen, a door opens into a splendid Garden Room of about 65m<sup>2</sup>, which has glazed walls on the north and south façades. Doors open out to a north-facing terrace and a south-facing terrace - the perfect spots for...

## LOCAL TAXES

**Taxe foncière: 2368 EUR**

**Taxe habitation: EUR**

## NOTES