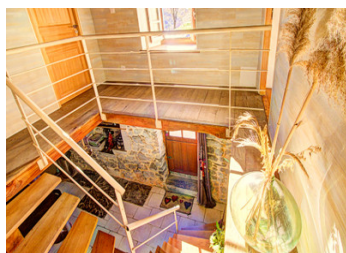


CHARMING BASQUE FARMHOUSE IN THE PYRÉNÉES + OUTBUILDINGS + SUPER HILLSIDE GARDEN + BEAUTIFUL PANORAMIC VIEWS



INFORMATION

Town:	Tardets-Sorholus
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	2052 m2

IN BRIEF

Hidden away in the peace and tranquillity of the Pyrénées, this delightful Basque farmhouse is ideal for a cosy family home, a spacious holiday home, a weekend pied-à-terre... Equipped with solar panels and reversible air-conditioning, the property stylishly combines contemporary comfort with rustic charm!

The property's hillside garden has been terraced to ensure that it is easy to maintain. There is also a superb summer kitchen where you can dine alfresco whilst enjoying the fabulous views...

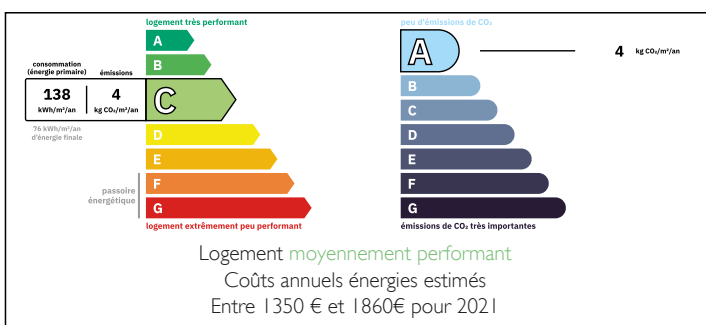
Should you wish to rent out the farmhouse as a gîte or offer B&B accommodation to holidaymakers, your visitors will love being close to exciting ski resorts in the Pyrénées, chic beach resorts on the Atlantic coast... but most of all, the property's unique magical setting...

If this charming Basque-Country farmhouse sounds

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





LOCAL TAXES

Taxe foncière:	500 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

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If your dream is to find a charming hideaway in the Pyrénées where you can welcome friends and family in comfort and style, this delightful farmhouse in the Basque Country will be perfect for you!

Renovated in 2012, many of the property's original architectural features have been retained to create Basque character with contemporary comfort... In addition, photovoltaic solar panels on the roof help to generate electricity for the reversible air-conditioning in this eco-friendly farmhouse.

Set in hillside gardens of 2,052m², the farmhouse has 140m² of habitable space, along with 75m² of unconverted space in an adjoining two-storey workshop. The property also has a south-facing terrace, a summer kitchen with covered dining terrace and glorious panoramic views of the surrounding countryside. Completely private and secluded, the location of the farmhouse is a veritable haven of peace and tranquillity...

From the local village, a winding country lane takes you up to the farmhouse and then continues on to two neighbouring properties (150 metres and 1 km further up the hill). There is space to park in front of the farmhouse or in a courtyard behind the farmhouse; you can also park one car in a small garage that adjoins the workshop or two cars in a double garage, which is accessible from the courtyard behind the farmhouse. A door at the back of the double garage leads out to the side of the farmhouse, where stone steps lead down to a garden shed and the south-facing terrace, which...