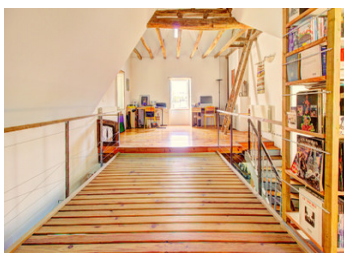


UNIQUE BÉARNAISE HOUSE NEAR ORTHEZ + YOGA STUDIO & FUNCTION ROOM (120m) + 6 BEDROOMS + POTENTIAL B&B/GÎTE...



INFORMATION

Town:	Orthez
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	2
Floor:	355 m2
Plot Size:	3705 m2



IN BRIEF

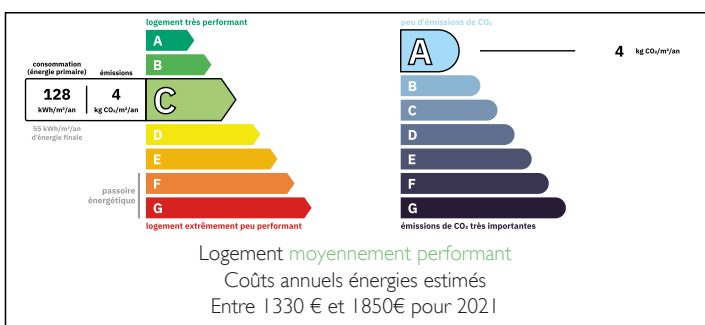
Do you dream of buying a property that has a function room ready for you to host yoga and wellness retreats... corporate seminars and events...small weddings and celebrations?

If your answer is "Yes!", this unique Béarnaise house with adjoining barn will be perfect for you!

Located on the edge of a rural farming village, this characterful property is used as a family home by the current owners, but the barn is also rented by a nearby wedding venue to accommodate some of their wedding guests!

Should you have your own plans for an events or tourism-related project, the layout of the barn could be changed to create some B&B suites, a rental apartment or even a gîte for large groups who want to holiday together.

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.



LOCAL TAXES

Taxe foncière: 874 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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Dating back to 1870, this traditional Béarnaise house and adjoining stone barn (added in 1907) are linked by a sunny internal courtyard. Both buildings have been renovated inside, but the exterior façades are in need of some TLC! You will, however, appreciate this property's energy efficient features, which include an air-water heat pump, underfloor heating and double glazing throughout!

Set back from the road, you could create a lovely private drive and parking area/carport at the front of the building.

The front door of the house opens into a light and airy entrance hall. Straight ahead are some floor-to-ceiling glazed doors, which open out to the internal courtyard. To the left of the hall is a study of 13.5m², which could be used as a bedroom or an office, especially as this room has French doors out to the front of the house.

To the right of the hall, a door opens into a spacious open-plan main room of 45m², which has a sitting area, a dining area and a kitchen area. There is also an open fireplace in the sitting area and French doors out to the grounds.

The ground floor of the barn is directly accessible from the kitchen area, as are a utility room and a shower room with WC (between the kitchen area and the function room).

From the main room of the house, a staircase leads up to the first floor and a delightful open-plan mezzanine area of 45m². At one of the...