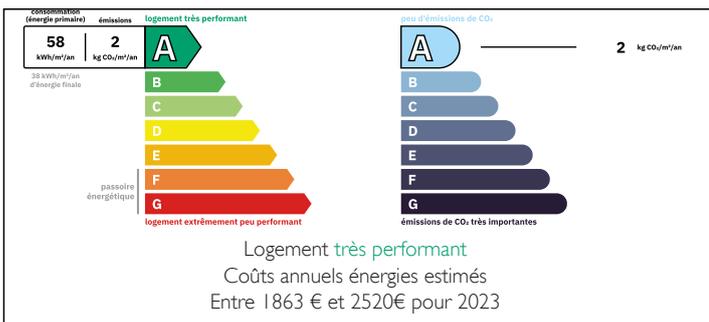


EXQUISITE BASQUE MANOR HOUSE + 6 LUXURIOUS BEDROOM SUITES + HEATED POOL + DELIGHTFUL GARDENS + SUPERB VIEWS...



ENERGY - DPE



INFORMATION

Town:	Biarritz
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	6
Floor:	404 m ²
Plot Size:	4200 m ²

IN BRIEF

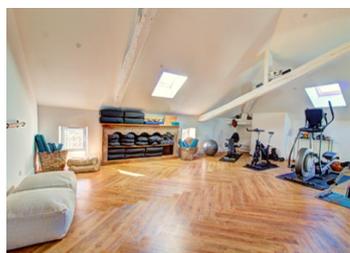
This truly exceptional 18th-century Basque manor house is within easy driving distance of Biarritz, Bayonne and numerous chic beach resorts. Located in a peaceful, rural hamlet, the property is close to a village with a boulangerie, grocery shop, restaurants and bars.

Magnificently renovated and decorated, the manor house is currently a sumptuous family home, which is ready for you to move into today! You will also love the property's many fabulous features, such as six amazing bedrooms suites, a "Stûv" log-burner, a huge gym, a heated saltwater swimming pool and a fantastic outdoor sound system for when you're in the grounds or by the pool!

If you prefer to use the manor house as a holiday home, you will have plenty of room to accommodate friends and family... and should you be hoping to set up an exclusive boutique...

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 the 1784, this exquisite manor house of 404m² is in a tranquil, rural setting, not far from Biarritz, Bayonne and chic Atlantic beaches.

The approach to the property is along a 200-metre private drive, secured by electric gates. The drive opens into a courtyard at the front of the property, which has ample space for parking up to seven cars. There is also a pretty garage of 20m².

From the courtyard, elegant stone steps lead up to the front door of the manor house. The front door opens into a delightful entrance hall and corridor, which extended to the back of the house, where a door opens out to the grounds. Doors along the corridor open into a sitting room and a small dining on the right - and a large dining room and a kitchen on the left.

Facing east and south, the spacious kitchen has lovely views of the surrounding countryside and to the Pyrénées beyond. From the kitchen, a corridor leads to a utility room and the large dining room. The dining room faces south and west and has a traditional open fireplace with a "Finoptim" insert.

Opposite this room and on the other side of the entrance corridor is a cosy sitting room of 35m² with a wonderful "Stûv" log-burner. From this room, French doors open out to the west-facing terrace and grounds.

Also on this floor is a guest WC, a small dining room, which could be used as an...

LOCAL TAXES

Taxe foncière: 1144 EUR

Taxe habitation: EUR

NOTES