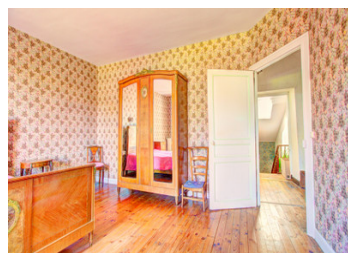
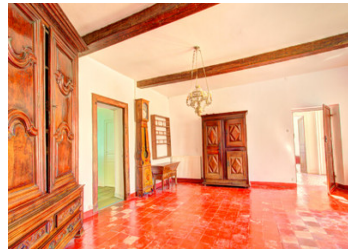
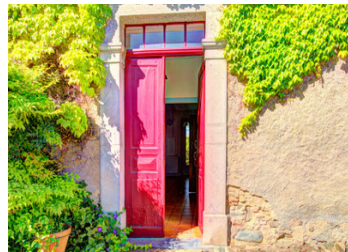


## PRETTY MAISON-DE-MAÎTRE NEAR PAU & LOURDES + GROUNDS OF 1.6 ACRES + 2 HUGE BARNs + BOULANGERIE A 10-MIN WALK!



## INFORMATION

Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	2
Floor:	265 m <sup>2</sup>
Plot Size:	6767 m <sup>2</sup>

## IN BRIEF

Located on the outskirts of a rural village, this authentic maison-de-maître is perfect for a spacious family home or a huge holiday home.

The property comprises a traditional-style main house, deux vast 2-storey barns, a courtyard and splendid south-facing grounds planted with mature trees that provide welcome shade during the summer months. There is also a west-facing terrace adjoining the kitchen - the perfect spot for long lazy lunches and relaxing evening meals beneath the stars!

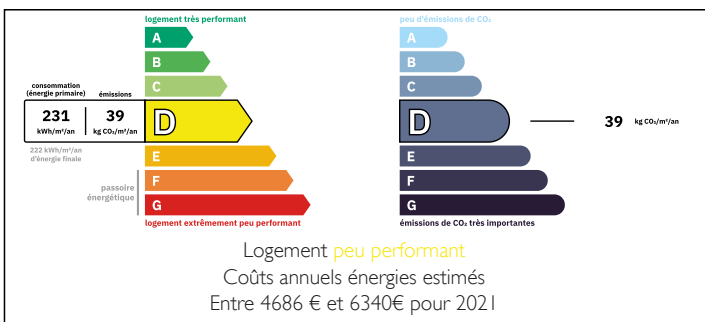
The maison-de-maître is a 10-minute walk away from a boulangerie-pâtisserie, a primary school and a couple of bar-restaurants. There is a small town with a supermarket 3km away and the large towns of Pau, Tarbes and Lourdes are 25 - 30 minutes away.

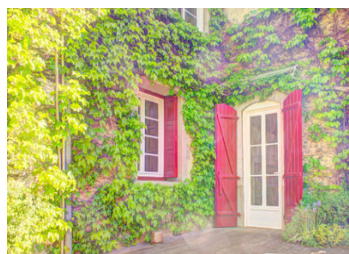
With permission, the property's vast barn could be

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





## DESCRIPTION

...

This delightful maison-de-maître will charm you with its beautiful wooded grounds and huge barns, along with being able to stroll to the village boulangerie-pâtisserie every morning for your fresh baguette, some chocolaines and a cake!

From the road, metal gates open into a huge courtyard with the two huge barns straight ahead and the maison-de-maître to the right. The wooded grounds extend south behind the house and barns - and there is a west-facing dining terrace adjoining the kitchen with is perfect for dining alfresco.

There is ample space in the courtyard for several cars - or you can use the barns' covered porch as a garage.

From the courtyard, the front door of the maison-de-maître opens into an entrance hall with a wooden staircase to the upper floors, a WC, a shower room and a door at the far end opening onto the grounds.

To the left of the hall is a large dining room, which overlooks the courtyard and has a fireplace with a wood-burning stove. Adjoining this room is a cosy sitting room, which overlooks the grounds. Also accessible from the dining room is the kitchen, which has a door out to the west-facing dining terrace. Adjoining the kitchen is a walk-in pantry, which also houses the main gas boiler.

Opposite the dining room and to the right of the entrance hall is a large reception room/sitting room with its own kitchen area and a further gas boiler. Behind this room, there is a bedroom with...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES