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IMMOBILIER INTERNATIONAL

FABULOUS MAISON-DE-MAÎTRE + MAGICAL GARDEN + APARTMENT TO RENOVATE + IDEAL FAMILY HOME & GÎTE, UPMARKET B&B...

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PROPERTY FACT FILE

REFERENCE	A16376
PRICE	€ 850,000 £ 727,966* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	470 m²
LAND	1352 m²
TOWN	Orthez
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	0-2KM to amenities
TYPE	Gîte
CONDITION	Excellent condition, To be renovated
FEATURES	Mains Drains, Private parking, Character property

*Price based on current exchange rate which is subject to change

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- Ideal for large family home + immaculate condition
- Ideal for boutique hotel/upmarket B&B/gîte d'étape
- Independent apartment/granny flat/gîte to renovate
- Schools/shops/bars/restaurants walking distance
- Perfect location between beaches & ski resorts

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Fabulously renovated and in immaculate condition, this town-centre property has everything... 350m² of exquisite living space, which includes six characterful bedrooms, an apartment of 120m² to renovate, a fairytale garden with an ornamental (plunge) pool... Currently used as a second home, the property is in an excellent

DESCRIPTIF

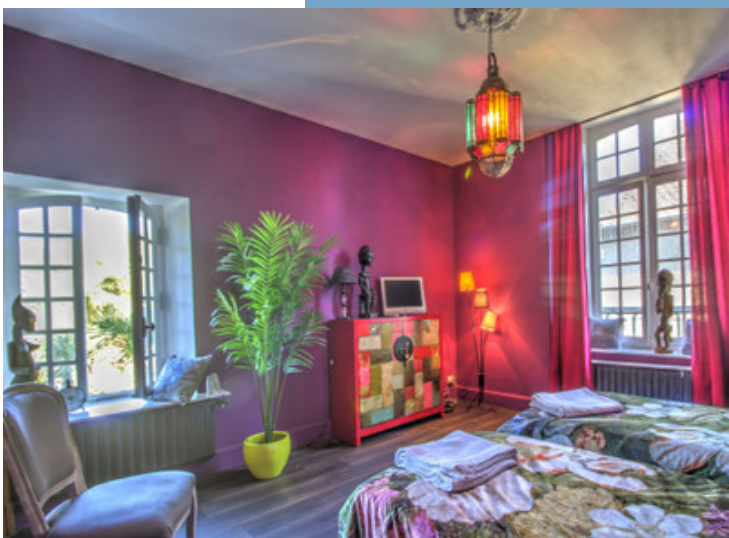
Built in 1773, this amazing property of 470m² comprises a main residence of 350m² in immaculate condition, a self-contained two-storey apartment of 120m² to renovate, a small two-storey outbuilding with a meditation room and a magical garden with an ornamental (plunge) pool fed by a waterfall!

The property is perfect for a large family wanting to be within walking distance of local shops and schools. It would also be ideal for anybody hoping to use part of it for business premises or to set up a boutique hotel, offer Bed and Breakfast or even open a Gîte d'Étape for pilgrims following the Chemin-de-St-Jacques-de-Compostelle, which passes through Orthez.

From the street, an entrance gate leads into a covered entranceway, with room to park a car (more private parking available at the far end of the garden). To the left is the front door into the main residence; to the right is a door into the apartment.

The front door of the main residence opens into an entrance hall with a carved wooden staircase, which leads up to three bedrooms on the first floor and two huge attics on the second floor. To the left of the entrance hall is a lovely reception room with a parquet floor and an open fireplace. A second reception room to the right of the entrance hall also has a fireplace, parquet floor and wood-panelled walls, which conceal a secret walk-in wine cellar!

A small interconnecting room gives access to a guest WC and leads into the light and airy kitchen, which has a door out



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A16376
COMPLETE FILE AND POHOTO ON REQUEST

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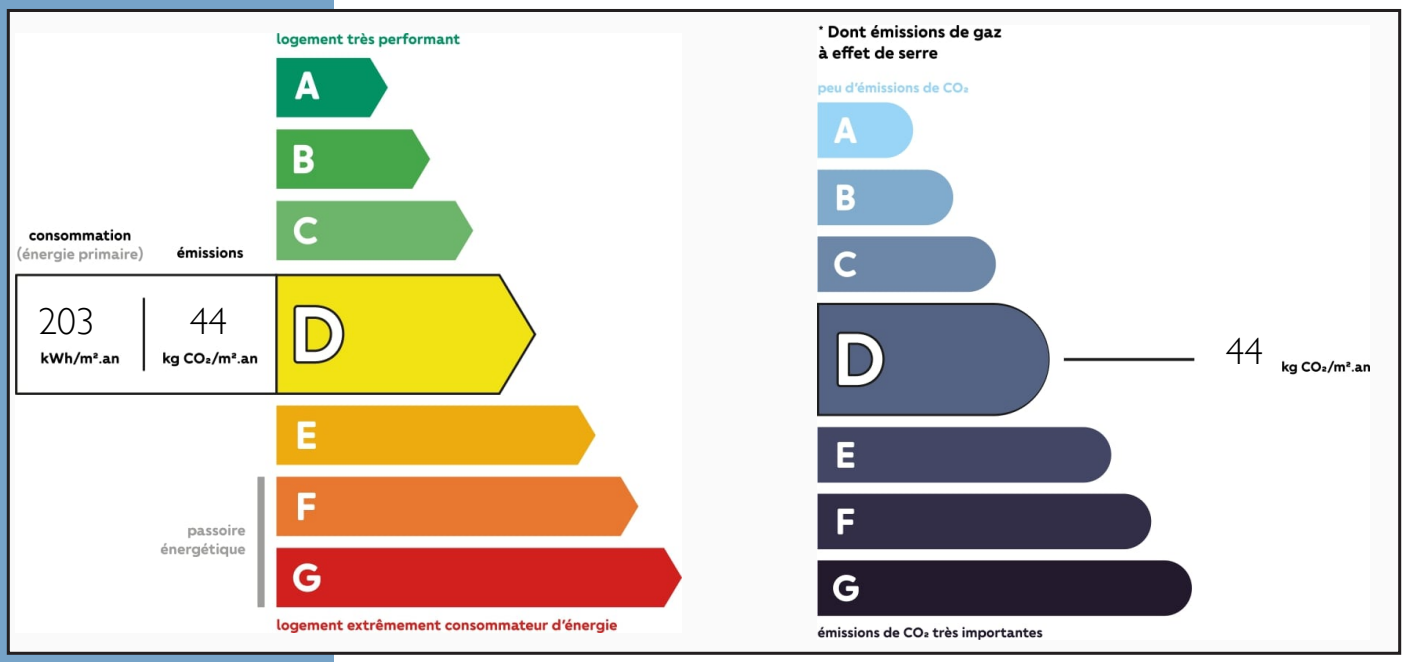
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A16376

FILE COMPLETE AND PHOTOS ON REQUEST

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