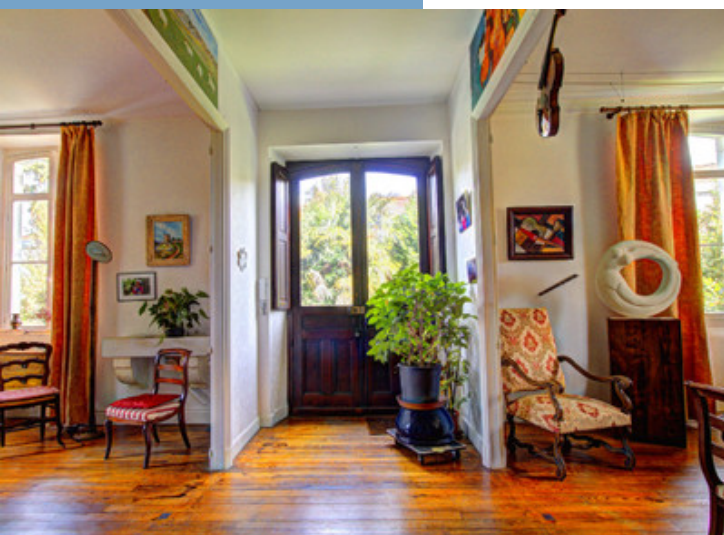




MAGNIFICENT MAISON-DE-MAÎTRE + FABULOUS GROUNDS + GARAGE & STABLE/GUEST COTTAGE + PAU CENTRE & STATION 5 MINS

MAGNIFICENT
MAISON-DE-MAÎTRE +
FABULOUS GROUNDS +
GARAGE & STABLE/GUEST
COTTAGE + PAU CENTRE
& STAT...



PROPERTY FACT FILE	
REFERENCE	A28105CEL64
PRICE	€ 780,000 £ 669,552* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	3
ACCOMMODATION	308 m²
LAND	2815 m²
TOWN	Jurançon
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, Maison de Maitre, Gite
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Barns / outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- B&B Gîte Pau Jurançon maison-de-maître
- TotalEnergies International School of Béarn
- family home holiday home tourism
- Pyrénées Basque Country côte Basque
- Route d'Artagnan bridleway Gaves

MAGNIFICENT
MAISON-DE-MAÎTRE +
FABULOUS GROUNDS +
GARAGE & STABLE/GUEST
COTTAGE + PAU CENTRE
& STAT...

Ref : A28105CEL64

This elegant maison-de-maître is a hidden gem! Located just five minutes away from the historic centre of Pau, this spacious property is set in beautifully maintained grounds of 2,815m² planted with mature trees and shrubs. In addition, there is a two-storey outbuilding with a stable and garage on the ground floor and two guest bedrooms on

DESCRIPTIF

Built in the 1880s, this charming maison-de-maître of 308m² is located in a residential area just five minutes away from the historic centre of Pau. The property is set in enclosed grounds of 2,815m², with plenty of flat south-facing lawn for installing a swimming pool, if desired.

From the road, a private drive leads up to the front of the maison-de-maître and to a two-storey outbuilding, part of which is used as a garage.

The main front door of the house is accessible via stone steps up from the grounds at the front of the house. The front door opens into a light and airy entrance hall with a wooden staircase straight ahead of you. The hall forms part of a huge open-plan space, with a formal dining room to the right of the hall and a salon to the left.

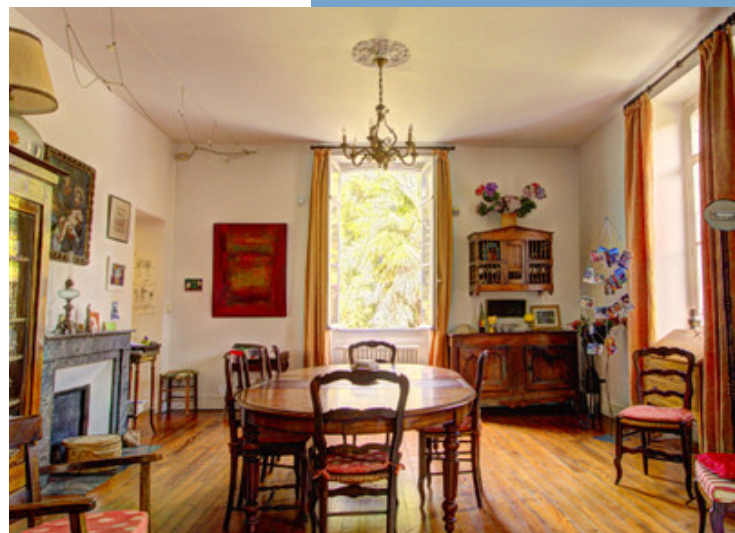
The hall leads round to a south-facing kitchen, which is also accessible from the dining room, and to a bedroom/sitting room/study/office, which is also accessible from the salon. The bedroom/sitting room/study/office has an en suite shower room, making it ideal for using as a bedroom. All four rooms on the ground floor have fireplaces. There is also a separate WC on this floor.

From the hall, the main staircase leads down to the basement below the house. Halfway down, a door opens out to the grounds. The basement comprises four rooms: a utility room/boiler room, a workshop and two huge storage rooms. The rooms could also be used to create a gym, a games room, a home cinema, a dance or yoga studio... or even a garage.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28105CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

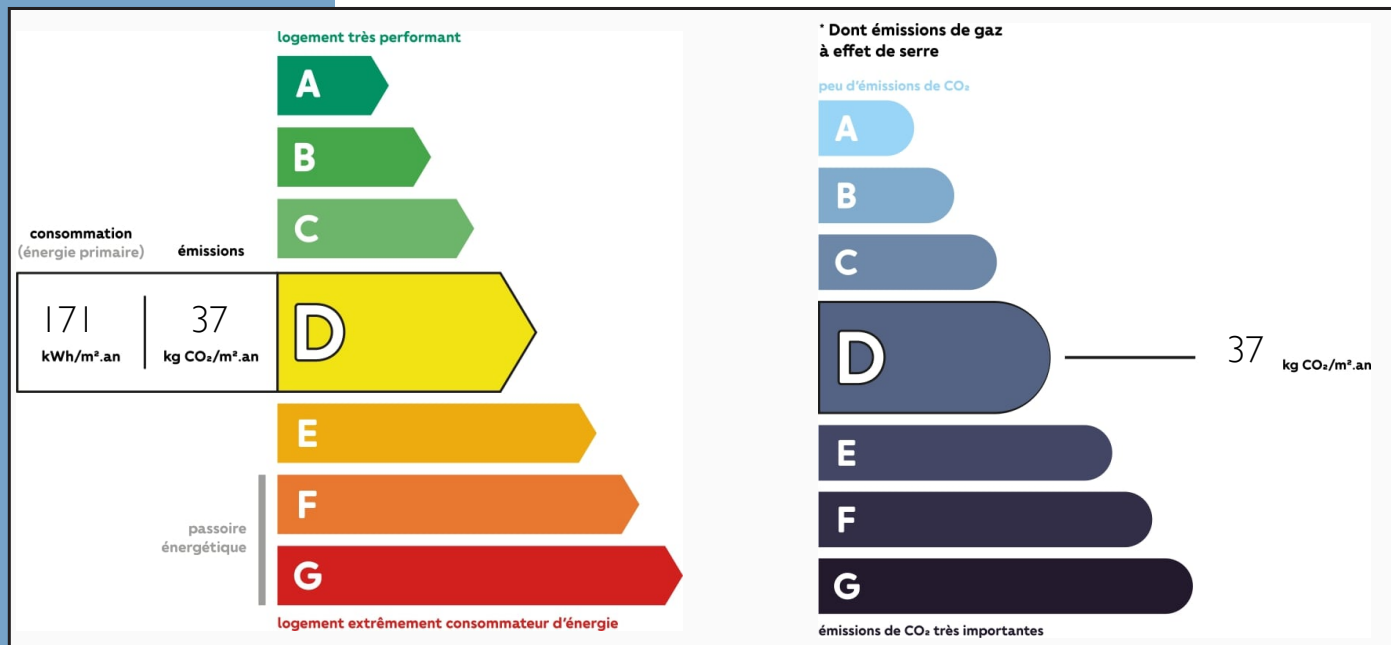
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MAGNIFICENT
MAISON-DE-MAÎTRE +
FABULOUS GROUNDS +
GARAGE & STABLE/GUEST
COTTAGE + PAU CENTRE &
STAT...

Ref : A28105CEL64

ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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 : A28105CEL64
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr