



EXQUISITE 15TH-CENTURY BASQUE FARMHOUSE + STUNNING MOUNTAIN VIEWS + IDEAL FOR BED & BREAKFAST + BEACH 50 MINS

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BASQUE FARMHOUSE +
STUNNING MOUNTAIN
VIEWS + IDEAL FOR BED &
BREAKFAST + BEAC...



PROPERTY FACT FILE	
REFERENCE	A16159
PRICE	€ 745,000 £ 631,425* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	395 m ²
LAND	1850 m ²
TOWN	Saint-Jean-Pied-de-Port
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Walking distance to shops, Private parking
*Price based on current exchange rate which is subject to change	



- Immaculate condition + fabulous mountain views
- Perfect for B&B/rental -> 8 bedrooms + 6 bathrooms
- Shops+bread 1.5km + ideal family home/holiday home
- Popular touristy area + beach 50mins; ski 60mins
- Excellent hamlet location in rural Basque Country

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This splendid Basque farmhouse is in the heart of the glorious Pays-Basque, with Atlantic beach resorts just 50 minutes away. The famous town of St-Jean-Pied-de-Port is 10km away, as is the Spanish border - and Pyrenean ski resorts are about an hour away.

DESCRIPTIF

Built in 1469, this charming Basque farmhouse of 395m² is in a small rural hamlet located within easy walking/cycling distance of a large village with boulangeries, a supermarket and several schools.

From a large parking area at the side of the farmhouse, a gravel path leads around to the main front door of the farmhouse. To the right of the main front door are French doors, which open into a small reception room - ideal for using as an office/consulting room with its own private entrance.

Directly in front of the main front door is a south-east-facing dining terrace with an adjoining summer kitchen - the perfect spot for dining alfresco and admiring the magnificent mountain views! Beyond the terrace is a lovely south-west-facing garden, which has ample flat land for installing an in-ground swimming pool (permission required).

The main front door of the farmhouse opens into a vast open-plan reception room (88m²) with a cosy sitting area with a beautiful carved stone fireplace, a dining area and a kitchen area with an adjacent utility room.

From the reception room, a door opens into a hall with a guest WC and a staircase up to five bedrooms on the first floor. The hall also leads into a smaller reception room with French doors, giving you a second/private entrance door into the farmhouse.

From the main reception room, a door opens into a gorgeous master bedroom suite comprising a large bedroom with access to a south-west-facing terrace, an adjoining dressing room, a spa

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A16159>

COMPLETE FILE AND PHOTO ON REQUEST

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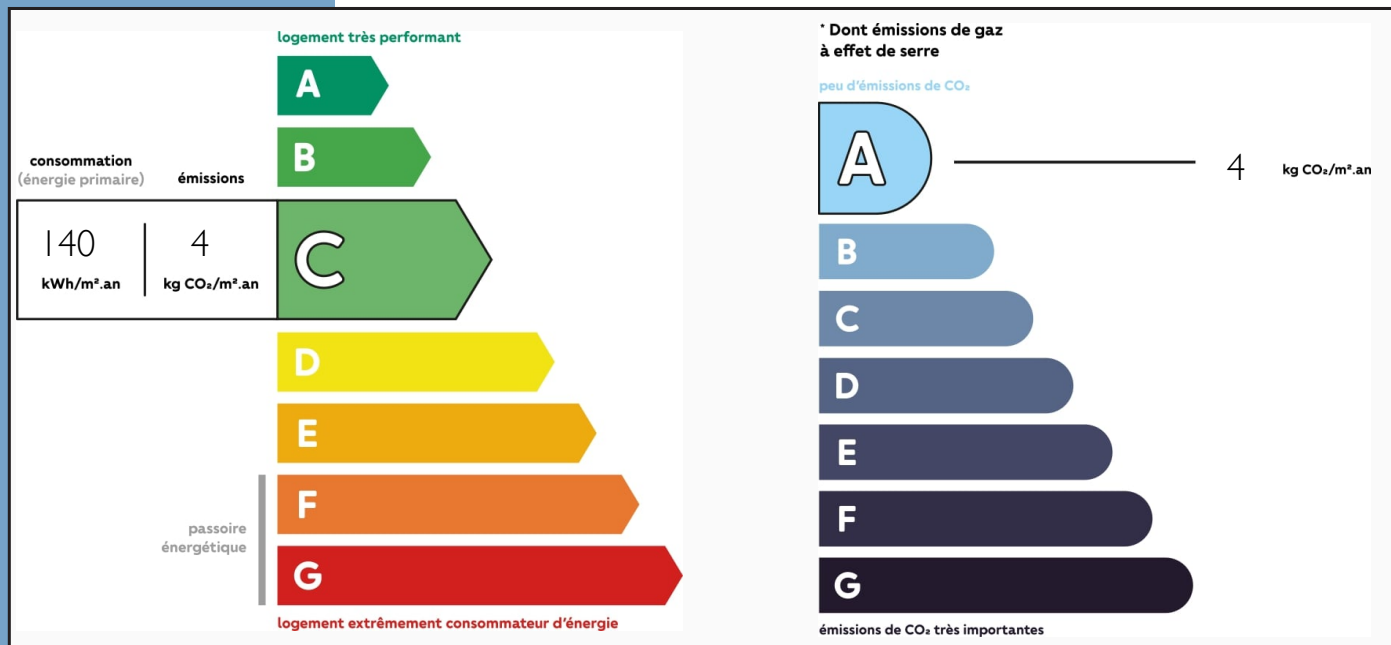


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ENERGIE-DPE

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



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CONTACT

Réf :A16159
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