



CONTRACT SIGNED - 15C 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	€ 645,000 £ 533,802* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	395 m <sup>2</sup>
LAND	1850 m <sup>2</sup>
TOWN	Saint-Jean-Pied-de-Port
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Private parking, High speed internet
*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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CONTRACT SIGNED - 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

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Built in 1469, this charming Basque farmhouse of 395m<sup>2</sup> 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 (88m<sup>2</sup>) 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,

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

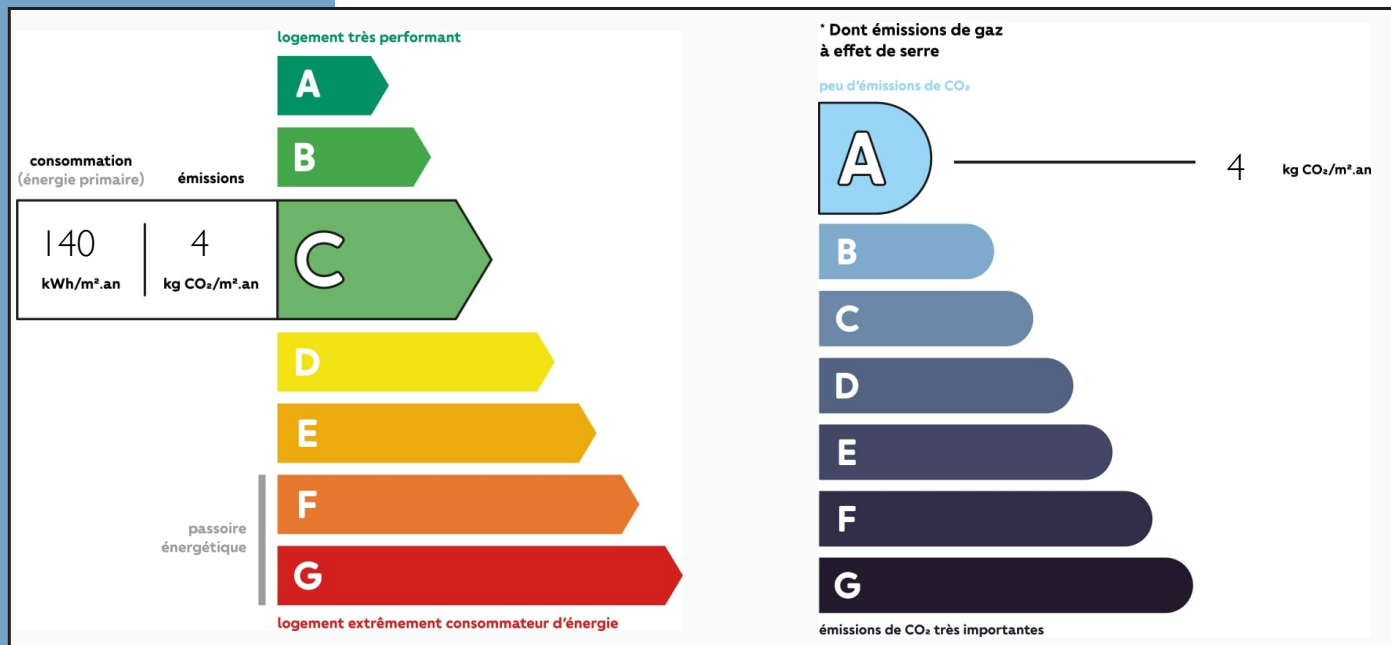


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## ENERGIE-DPE

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



## NOTICE

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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 :A16159  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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