



ELEGANT MAISON-DE-MAÎTRE + BARN 230M² +
IDEAL FOR B&B + VILLAGE WITH BOULANGERIE
+ VIEWS OF THE PYRENEES...

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MAISON-DE-MAÎTRE +
BARN 230M² + IDEAL FOR
B&B + VILLAGE WITH
BOULANGERIE + VIEWS
OF THE PY...



PROPERTY FACT FILE	
REFERENCE	A34314CEL64
PRICE	€ 639,000 £ 528,836* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	3
ACCOMMODATION	315 m ²
LAND	3244 m ²
TOWN	Pau
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Perfect family/holiday home + B&B with activities
- In a village with a boulangerie, doctor, pharmacy
- Pau, Total HQ & Lourdes 25 mins; Tarbes 35 mins
- Schools: Nay 5 mins; Pau + International School
- Ski resorts 40 - 60 mins; beaches 1h 40 mins

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This magnificent maison-de-maître is in a peaceful village not far from Pau, Lourdes and Nay. The village is within easy walking distance of the property and has a boulangerie, other small shops and schools.

Currently used as a wonderful second home, the maison-de-maître

DESRIPTIF

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Built during the 18th century, this charming Béarnaise maison-de-maître of 315m² is in on the outskirts of a small village not far from Pau, Lourdes and Nay. Ski resorts in the Pyrénées are 40 - 60 minutes away; the coastal resorts of Biarritz, Hossegor and St-Jean-de-Luz are under two hours away.

Set in easy-to-maintain gardens of 3,244m², the property has a vast two-storey barn with an adjoining carport. If, however, you prefer to park your car inside the barn, the carport would be ideal to use as a summer kitchen and covered dining terrace. There is also ample flat land for a swimming pool (permission required), a barbecue area, a children's play area, a boules piste...

The front door of the maison-de-maître opens into an entrance hall with a traditional wooden staircase at the far end leading to the upper floors. To the left of the entrance hall is a dining room, which leads round to a cosy sitting room with a wood-burner.

To the right of the entrance hall is a delightful kitchen with a breakfast bar. There is also a huge stone fireplace and an informal dining area. Behind the kitchen is an "arrière-kitchen" area with a walk-in pantry, a shower room and a separate WC.

From the kitchen, a door opens into a splendid Garden Room of about 65m², which has glazed walls on the north and south façades. Doors open out to a north-facing terrace and a south-facing terrace - the perfect spots for enjoying sunny breakfasts, long, lazy lunches and romantic suppers!

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A34314CEL64>

[COMPLETE FILE AND PHOTO ON REQUEST](#)

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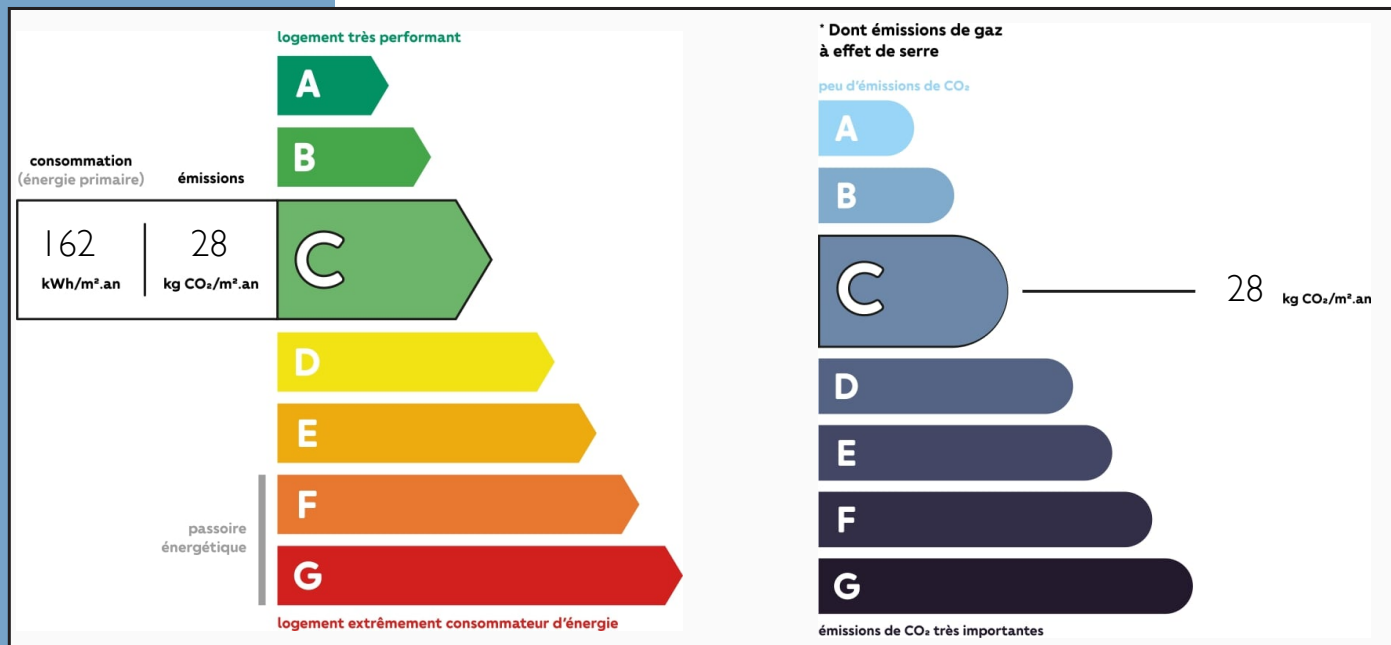


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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AND PHOTOS
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