LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SUPERB COUNTRY HOUSE IN THE BASQUE COUNTRY + PANORAMIC VIEWS OF THE PYRÉNÉES + IDEAL FAMILY HOME, GÎTE, B&B...

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PROPERTY FACT FILE

REFERENCE	A21962CEL64
PRICE	€ 450,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	234 m²
LAND	4719 m²
TOWN	Larrau
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Private drainage, Garage, Private parking

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





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- Immaculate, totally private+fabulous mountain view
- Ideal for a family home/holiday home or rental/B&B
- 4 bedrooms + 4 bathrooms, ideal for B&B, gîte
- Incredible mountain location in the Basque Country
- Very rare property in a very popular touristy area

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This country house is located in the Pyrénées in the Soule region of the Basque Country. The property is situated at the end of a private track, yet is just minutes away from a pretty village, which has a shop, bars and restaurants.

DESCRIPTION

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This immaculate country house of 234m² is set in wooded land of 4,719m² and has amazing panoramic views of the surrounding mountains. With the closest neighbour over 250 metres away, the property is completely private and a veritable haven of peace and tranquillity!



From the road, a private track leads up to the country house and continues around to a two-storey barn, which could be used as a garage. As you approach the property, you will immediately notice a lovely carved wooden balcony on the first floor of the house, which overlooks a delightful south-facing dining terrace, from where the panoramic views of the Pyrénées are truly magnificent!

The main front door of the house opens into an entrance hall with a wooden staircase to the upper floors. The ground floor comprises a huge reception room, a kitchen, a utility room, a bedroom, an en suite bathroom and a separate WC.

The spacious kitchen to the left of the entrance hall has smart fitted cupboards, a large dining area and two doors out to the south-facing dining terrace. There is a utility room across the hall from the kitchen.



Adjacent to the kitchen is a magnificent reception room (65m²), which resembles a banqueting hall - and it even has a gallery! The room has a cathedral ceiling and a very practical double-sided fireplace with insert, which is next to a cosy sitting area. The room also has a formal dining area and a second sitting area at the far end. Delightful arched French doors open outside to t...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A21962CEL64

COMPLETE FILE AND PHOTO ON REQUEST

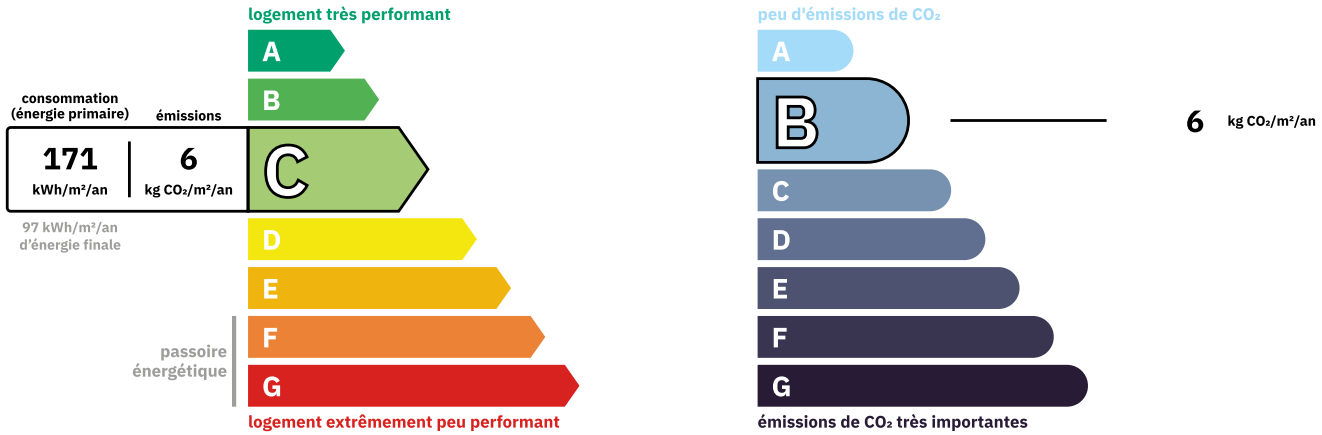
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2740 € and 3780€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A21962CEL64

FILE COMPLETE AND PHOTOS ON REQUEST

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