



EXQUISITE COUNTRY HOUSE + POOL & SAUNA  
+ 5.7 ACRES + MOUNTAIN VIEWS + IDEAL  
FAMILY HOME, B&B + BEACH 60 MINS

www.leggettprestige.com

EXQUISITE COUNTRY  
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VIEWS + IDEAL FAMILY  
HOME, B&B + BEACH...



## PROPERTY FACT FILE

REFERENCE	A29338CEL64
PRICE	€ 795,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	363 m <sup>2</sup>
LAND	23190 m <sup>2</sup>
TOWN	Orthez
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Immaculate+heated pool & sauna+fab mountain views
- Ideal family/holiday home; 2.3 HA ideal for horses
- Chemin St-Jacques 1km, so B&B/gîte d'étape poss
- Walk/cycle to boulangerie, shops, bar-restaurants
- Ski+beach 60min; TotalEnergies+Inter. School 30min

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This gorgeous Béarnaise country house is located just a short stroll away from a pretty market town with schools, shops (including a boulangerie), bars and restaurants. The nearby towns of Navarrenx and Orthez are easily accessible (15 - 30 minutes); the city of Pau, its airport, International School and TotalEnergies HQ are 30 - 40

## DESCRIPTIF

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Built in the 1960s, this exquisite country house of 363m<sup>2</sup> is located in a veritable haven of peace and tranquillity, yet is just walking distance away from shops (including a boulangerie), bars, restaurants, schools and local amenities in a pretty market town.

The house is located at the end of a quiet country lane, which then continues around the property as far as a double garage, which is beneath the house on the property's lower-ground-floor. The garage is accessible from the exterior of the house via stone steps, as well as from the interior via a staircase. Adjoining the garage on the lower-ground-floor is a workshop, a wine cellar and various storage areas.

Decorative metal gates at the front of the house open into the lovely grounds, which surround the property. A gravelled drive leads up to the front door with a small parking area. A small paved terrace at the front of the house adjoins the front door and the kitchen - and is the perfect spot for enjoying breakfast in the morning sunshine!

The front door opens into a spacious entrance hall with doors to a kitchen on the right, a utility room on the left and the open-plan reception room at the far end.

The spacious kitchen has been equipped with new kitchen units. It also has a cosy dining area and a door out to the small terrace at the front of the house. The utility room (with separate WC) is opposite the kitchen; this room also has a door out to the small terrace.

The open-plan reception room adjoins the

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29338CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

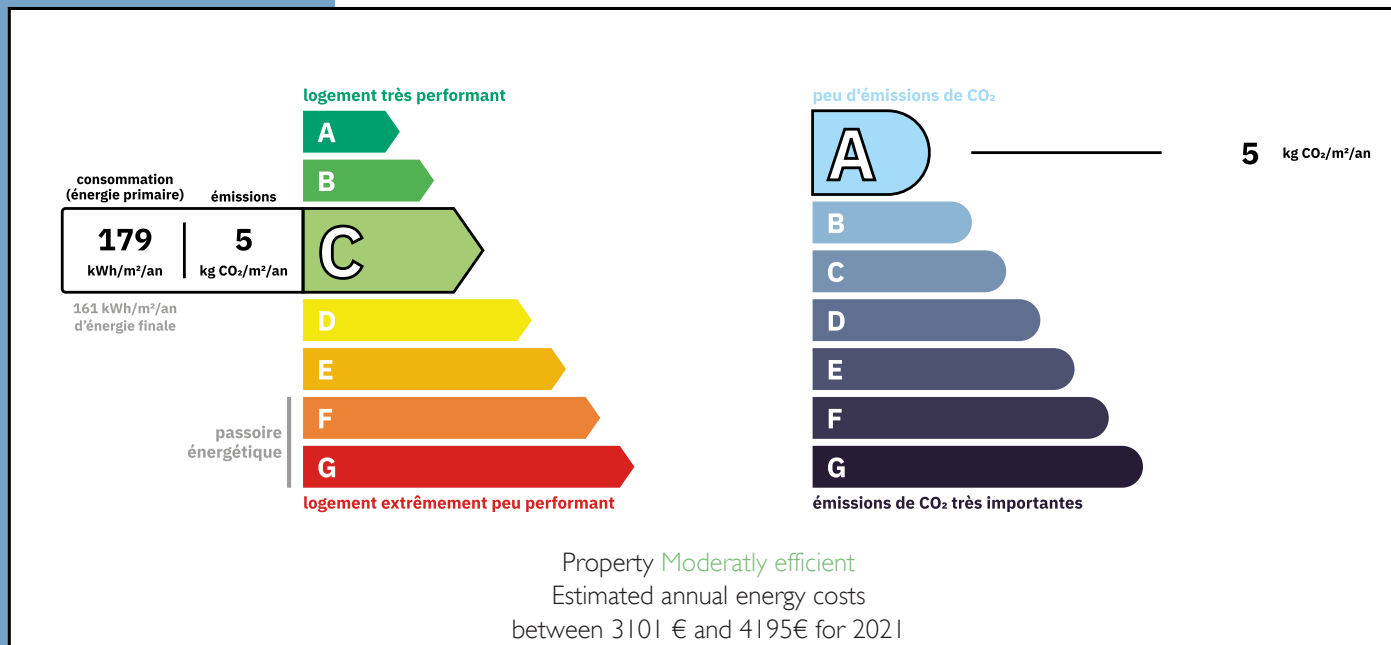


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A29338CEL64  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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