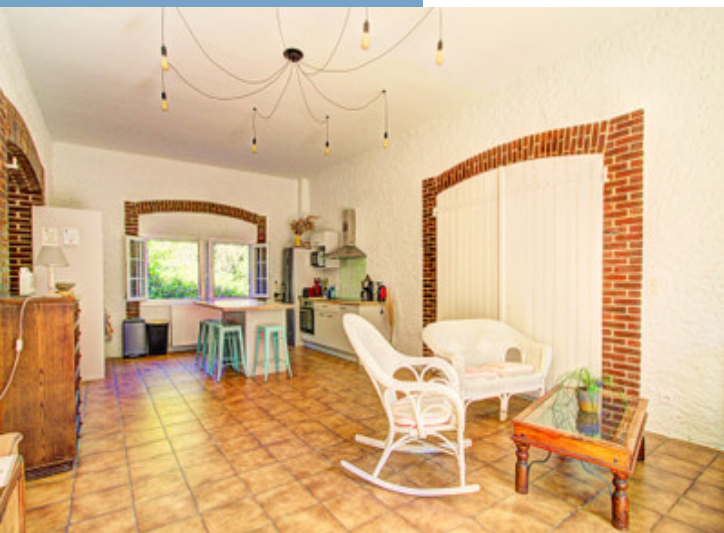




CONTRACT SIGNED - GÎTE & EVENTS BUSINESS  
NEAR PAU! MAISON + 2 GÎTES + 3 YURTS +  
WEDDINGS, SEMINARS...



CONTRACT SIGNED - GÎTE  
& EVENTS BUSINESS NEAR  
PAU! MAISON + 2 GÎTES +  
3 YURTS + WEDDINGS,  
SEMINARS...



PROPERTY FACT FILE	
REFERENCE	A32136CEL64
PRICE	€ 554,592 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	7
ACCOMMODATION	530 m <sup>2</sup>
LAND	4576 m <sup>2</sup>
TOWN	Pau
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, Country House, Gite Complex
CONDITION	
FEATURES	Other Drainage, Private parking, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	





- Up-and-running gîte, events & retreats business
- Weddings, seminars, corporate, yoga, wellness
- 2 gîtes, 3 yurts + owners' private 3-bed apartment
- Sleeps 21 (31 poss); B&B, holidays & group events
- Easy-to-reach location near Pau, Tarbes & Lourdes

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GÎTE & EVENTS BUSINESS  
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GÎTES + 3 YURTS +  
WEDDINGS, SEMINARS...

Ref : A32136CEL64

CONTRACT SIGNED - Hidden away in a tranquil, woodland setting, this delightful maison-de-maître has a vast 3-bedroom owners' apartment, 2 gîtes, 3 Mongolian yurts (each with own shower room & WC), a wonderful outdoor relaxation area with a Nordic hot tub and a huge function room of 100m<sup>2</sup> for hosting weddings, courses,

## DESCRIPTION

...

Dating back to the 19th century, this superb maison-de-maître of about 530m<sup>2</sup> has been beautifully converted into a spacious 3-bedroom apartment for the owners, two large gîtes for holidaymakers and a huge function room (100m<sup>2</sup>) for weddings and events.

Many of the property's original features have been retained and sympathetically restored, such as the carved stone fireplace in Gîte 1, along with arched windows and exposed stone walls throughout. These delightful architectural features complement the property's modern equipment and décor - and offer guests luxury and authenticity.

The maison-de-maître is approached along a private drive lined with mature trees. The drive leads up to a gravel courtyard in front of the property, where there is plenty of room to park. Gîte 1 is on the left of the building, the owners' private apartment is on the right and Gîte 2 is between them. Three private shower rooms have been provided for yurt guests, accessible via a door between Gîte 1 and Gîte 2. Beyond the shower rooms is a staircase up to the events space on the first floor.

The owners' private apartment has a large open-plan main room on the ground floor with a sitting area with a fireplace, a dining area, an office area and a kitchen area. (It is possible to access Gîte 2 from this room.)

A solid wooden staircase leads up to the apartment's first floor and to a gallery, which overlooks the main room. The first floor comprises a bedroom with an adjoining dressing ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32136CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

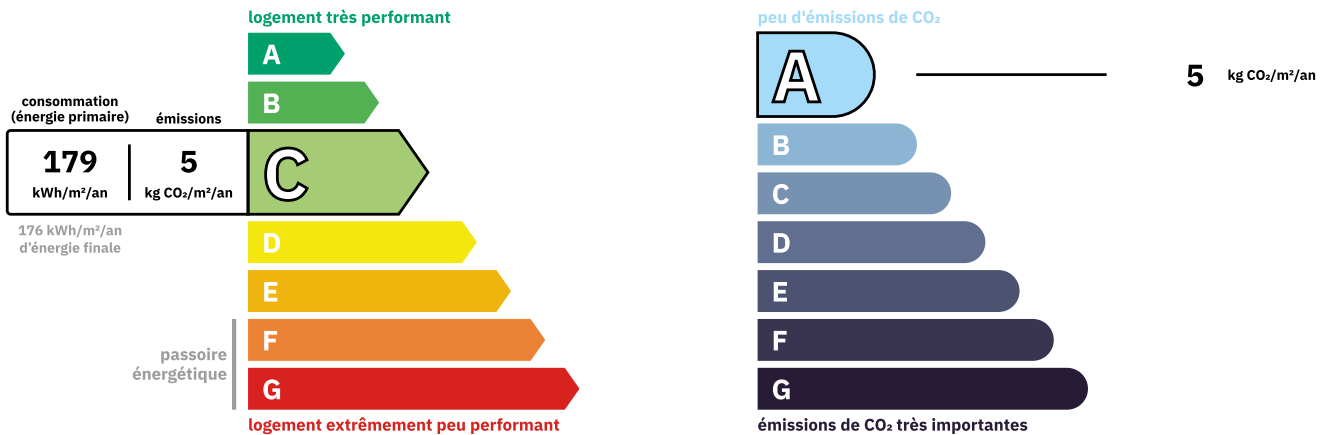
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

CONTRACT SIGNED - GÎTE &  
EVENTS BUSINESS NEAR PAU!  
MAISON + 2 GÎTES + 3 YURTS  
+ WEDDINGS, SEMINARS...

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

Ref : A32I36CEL64

## ENERGIE-DPE



Property **Moderately efficient**  
Estimated annual energy costs  
between 4700 € and 6390€ for 2021

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 :A32I36CEL64  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)