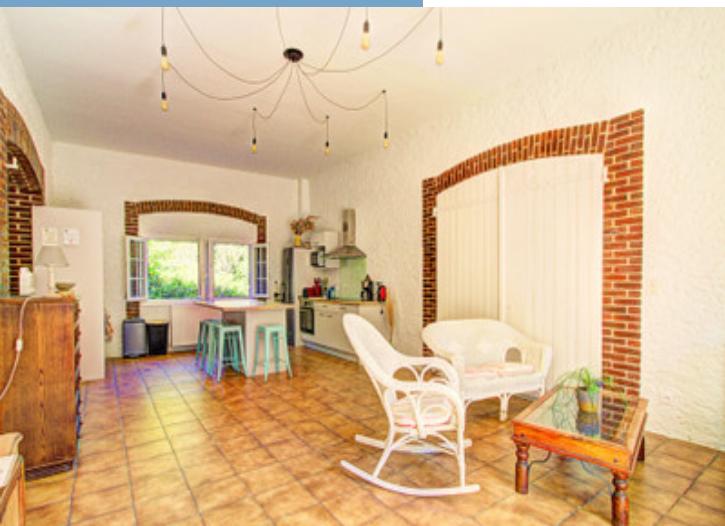




CONTRACT SIGNED - GÎTE & EVENTS BUSINESS  
NEAR PAU! MAISON + 2 GÎTES + 3 YURTS +  
WEDDINGS, SEMINARS...

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



## PROPERTY FACT FILE

REFERENCE	A32136CEL64
PRICE	€ 554,592 £ 0* *agency fees to be paid by the seller
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

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



- 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  
NEAR PAU! MAISON + 2  
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

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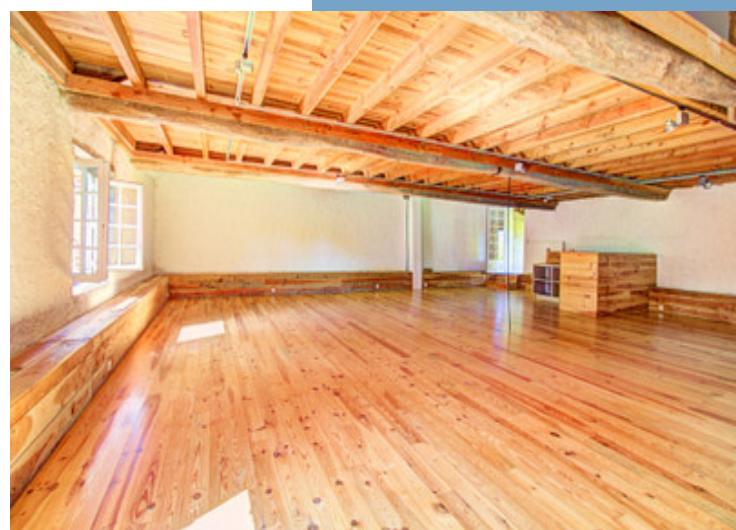
Dating back to the 19th century, this superb maison-de-maître of about 530m<sup>2</sup> has been beautifully converted into a spacious 3-bedroom apartment for the owners, two large gîtes for holidaymakers and a huge function room (100m<sup>2</sup>) for weddings and events.

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 ...



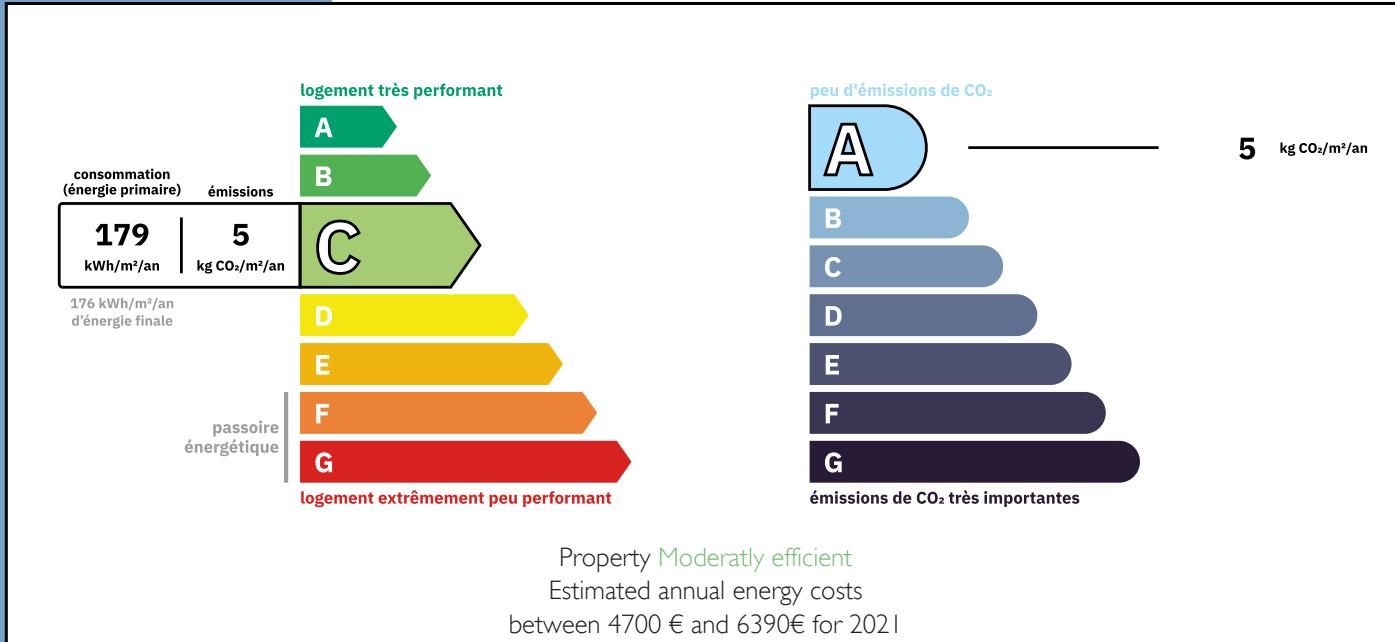
More Online :  
<https://leggett prestige.com/luxury-property-for-sale/view/A32136CEL64>  
COMPLETE FILE AND PHOTO ON REQUEST

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 : A32136CEL64

## ENERGIE-DPE



## 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 :A32136CEL64

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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