LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SUPERB COUNTRY HOUSE NEAR LOURDES & PYRÉNÉES + 2 GÎTES + 3 B&B + WELLNESS, SPA & YOGA + POOL + 3 HA FOR HORSES

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PROPERTY FACT FILE

REFERENCE	A47905CEL64
PRICE	€ 649,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	7
ACCOMMODATION	318 m²
LAND	31729 m²
TOWN	Lourdes
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Ideal property for large/intergenerational family
- Huge business potential: wellness/yoga, B&B, gîtes
- On Route d'Artagnan bridleway: equestrian tourism!
- Rural location + stunning panoramic mountain views
- Pyrénées+skiing 45-55 min; Lourdes+lake 15-20 min

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This delightful country house with stunning views is a highly successful gîte, B&B, equestrian and wellness business!

Located between Lourdes and Pau in a tiny hamlet in the foothills of the Pyrénées, the property's beautifully maintained gardens and

DESCRIPTION

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Although the origins of this charming country house date back to the 18th century, the building was reconstructed in 2001 - and the property now has a unique blend of traditional and contemporary architectural features.



At the front of the house is a gravel courtyard for outdoor parking, along with a garage and a carport. To the right of the garage is a gate to a fabulous swimming pool and a covered terrace; which is equipped with a summer kitchen.

The front door of the house opens into an entrance hall with a cloakroom/WC and a staircase to the first floor. Opposite the front door is a spacious kitchen with an adjoining utility room, a walk-in pantry and access to a covered terrace.

To the left of the kitchen is a splendid open-plan main room with a wood-burning stove, a sitting area, a dining area and an office area. Floor-to-ceiling picture windows open out to a west-facing terrace. Beyond the main room is a master bedroom with an en suite bathroom and separate WC.

Also on the ground floor and to the right of he kitchen is a self-contained 4-person gîte, which has a private west-facing terrace. This gîte could be enlarged in the future, if desired.



Upstairs, there is a sunny sitting area, an office/study and three B&B bedrooms. Each B&B room has its own shower. They share a WC.

The second gîte and the wellness & spa suite have their own private entrance, which is accessible from an exterior walkway on the property's first floor. The gîte has two bedrooms and...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47905CEL64

COMPLETE FILE AND PHOTO ON REQUEST

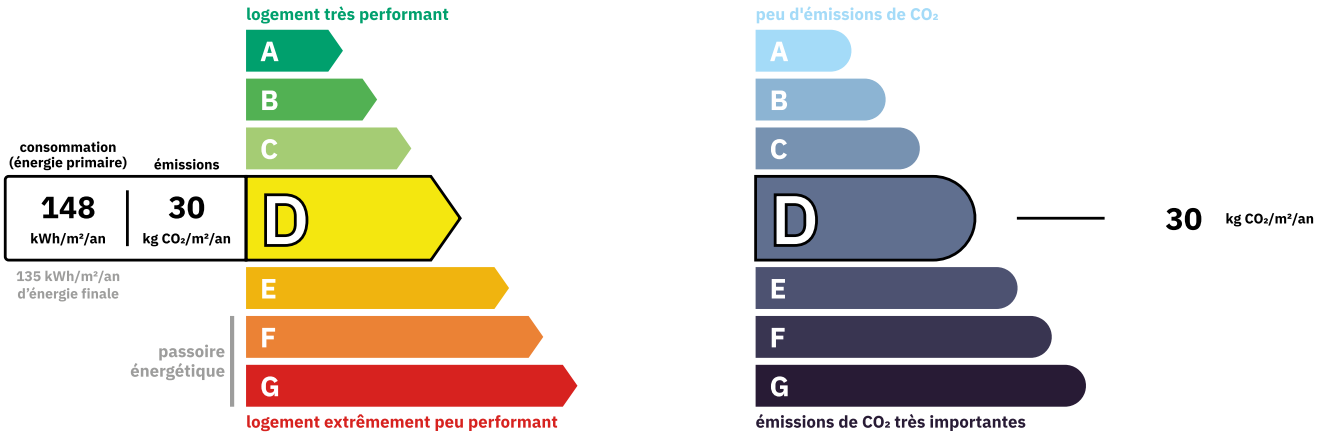
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Information about risks to which this property is exposed is available on the Géorisques website :
https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4750 € and 6510€ 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 :A47905CEL64
FILE COMPLETE
AND PHOTOS
ON REQUEST

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