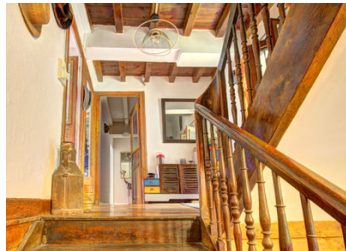
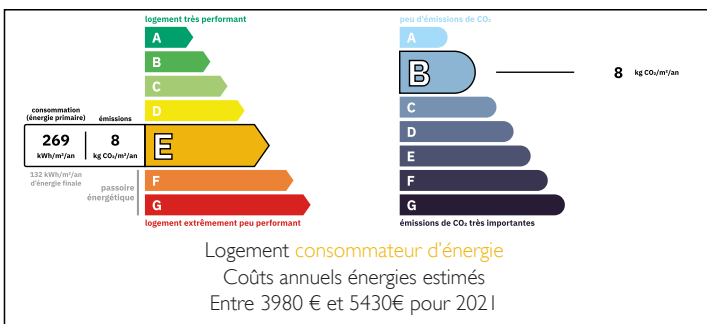


SOLD - CHARMING COUNTRY HOUSE IN THE VALLÉE D'OSSAU + GÎTE + SKI NEARBY + SUPERB MOUNTAIN VIEWS...



ENERGY - DPE



INFORMATION

Town:	Laruns
Department:	Pyrénées-Atlantiques
Bed:	7
Bath:	4
Floor:	262 m2
Plot Size:	1302 m2

IN BRIEF

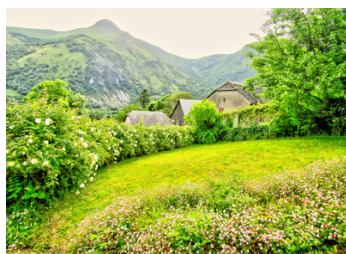
SOLD - A beautiful country house with seven bedrooms or two smaller houses, one with four bedrooms, the other with three bedrooms? The choice is yours!

Currently divided into two self-contained houses, this hillside property is located in a pretty village in the Vallée d'Ossau in the foothills of the Pyrénées. With several ski resorts just 25 minutes away, the panoramic views of the mountains from the house are stunning.

Built in the mid 19th century, this delightful property is ideal for a wonderful family home with seven bedrooms - or you could retain the current layout with two separate houses and use one of the houses as a gîte or for accommodating friends and family when they come to visit. The property would also suit you if you are looking for a lovely holiday home with easy access...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1201 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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SOLD - Built in 1850, this stylish country property is currently divided into two self-contained houses - one with four bedrooms, the other with three bedrooms. NB: interior doorways between the two houses still exist, so only minimal works would be required to restore the property to its original layout with seven bedrooms.

Situated in a tranquil village in the foothills of the Pyrénées, this wonderful property is ideal for anyone searching for a comfortable family home or holiday home with seven or eight bedrooms. You also have the option of generating an income by renting out half the house as either a 4-bedroom gîte or a 3-bedroom gîte - or up to 5 bedrooms in the whole house to B&B guests. The property is also perfect for anyone who works from home.

From the road, a private drive leads up to the front of the house and to a private parking area for several cars. Both the 4-bedroom house and the 3-bedroom house have private entrances, which are accessible from the parking area. The 3-bedroom house also has a private entrance at the back of the property. Please note that the 4-bedroom house adjoins the barn of a neighbouring property but is separated from it by a high hedge. The house is not overlooked by neighbouring properties.

The front door of the 4-bedroom house opens into a large open-plan main room with a sitting area, a dining area and a kitchen area. The room has a...