

Beautiful mansion on 11 hectares of land

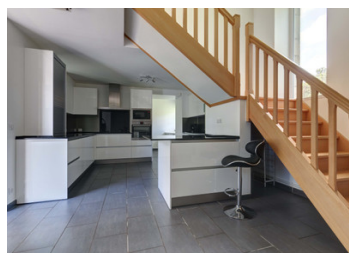


INFORMATION

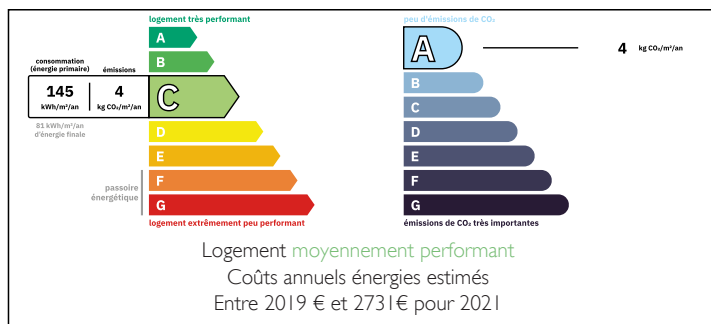
Town:	Orthez
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	3
Floor:	236 m2
Plot Size:	112000 m2

IN BRIEF

Located just 5 minutes from the town of Orthez, this residence has been superbly renovated, offering all modern comforts. A heated swimming pool with jacuzzi, a barn and a pond complete the services.



ENERGY - DPE



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.



DESCRIPTION

Dating from the early 1900s, this building offers an area of 236m² on three levels.

It consists of a large living space of approximately 50m², a spacious recent fitted kitchen, a laundry room, a total of six bedrooms, a loft/mezzanine area, three bathrooms, a boiler room and an additional adjoining kitchen. In the attic, two rooms can be converted.

This residence is air-conditioned and is also equipped with two pellet stoves and a fireplace.

A 5000m² fenced garden surrounds the house, a terrace on the entrance side has a bioclimatic pergola, and a second terrace overlooks the salt pool and its jacuzzi.

It has a double car port next to the house and an 80m² barn offers more storage possibilities.

The vast land consists of several large meadows, wooded areas and a pond.

This lovely house is ready to welcome its new inhabitants, no work is required, it would be perfect for animal owners, equestrian or otherwise.

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

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES