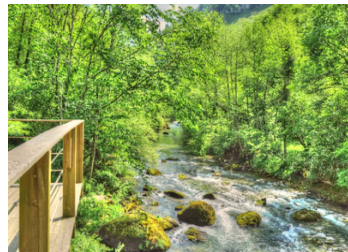


## SOLD! - ADORABLE BASQUE FARMHOUSE + RIVERSIDE TERRACE + BARN, 7 HECTARES + SUPERB MOUNTAIN SETTING!



## INFORMATION

Town:	Tardets-Sorholus
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	1
Floor:	140 m <sup>2</sup>
Plot Size:	69466 m <sup>2</sup>

## IN BRIEF

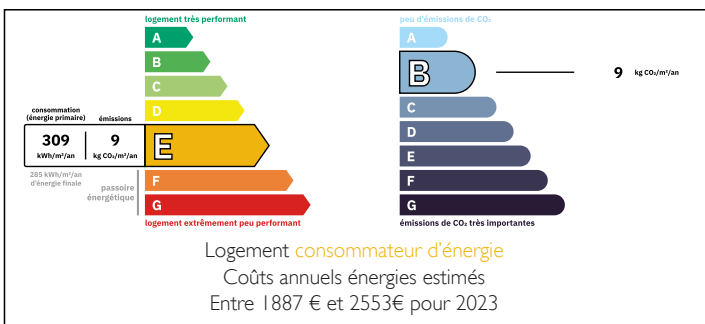
SOLD! - Located in a magical riverside setting, this charming 18th-century farmhouse with a suspended riverside terrace, stone outbuildings and 7 hectares of land has so much to offer...

The property needs some finishing touches, but is already perfect for a wonderful family home or a holiday home, with space to create more accommodation for your friends and family when they come to visit!

Alternatively, you could rent the farmhouse out as a gîte or offer B&B to tourists, walkers, cyclists and horse-riders who come to visit and explore the Pyrénées all year round.

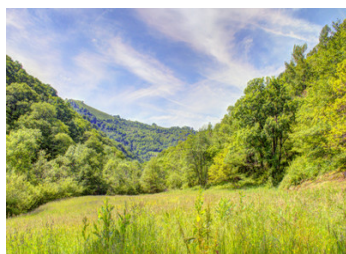
With no near neighbours, you could host tranquil yoga and wellness retreats, art and literature workshops... or you could transform it into a bar, a tearoom or a base for sporting/leisure activity

## 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

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Built in the late 18th century, this riverside Basque farmhouse has stone outbuildings, land of 69,466m<sup>2</sup> (17 acres) and gorgeous views of the surrounding mountains.

Much of the farmhouse (approx. 140m<sup>2</sup>) has now been renovated and modernised, but some final finishing touches will be required. The property is, however, completely habitable and currently used as a wonderful holiday home!

The property, which is next to a small river and has no close neighbours, is accessible via a track, which leads down from the road. There is room for parking in the shade of mature trees at the back of the building, or there is a two-storey barn that could be used as a garage.

The front door of the farmhouse opens into a small hall area with a (temporary) staircase to the upper floors. To the left of the hall area is a magnificent double-size sitting room/dining room with a wood-burning stove and French doors out to the garden. To the right of the hall area is a kitchen with wood-burning stove and a hand-crafted stone sink, which was originally a pig trough! Also on the ground floor is a utility room with a separate WC.

The layout of the first floor is flexible. Three bedrooms and a bathroom have already been created - and one of the bedrooms has a beautiful cathedral ceiling with exposed rafters. Additional space on the first and second floors could also be converted into an office, more sleeping space, a shower...

## LOCAL TAXES

**Taxe foncière: 730 EUR**

**Taxe habitation: EUR**

## NOTES