

## 3-bed country home with 1.13ha land, workshop & panoramic views near Lembeye, Pyrénées-Atlantiques

EXCLUSIVE



## INFORMATION

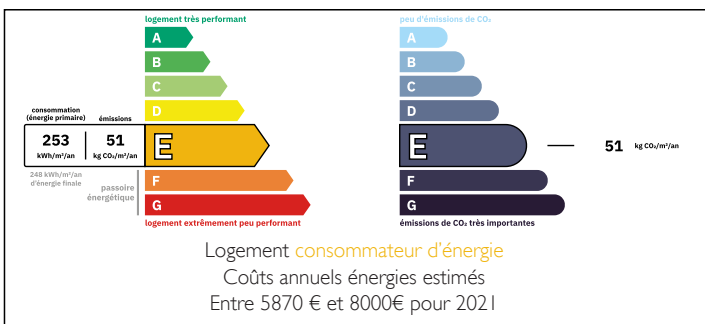
Town:	Lembeye
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	2
Floor:	103 m <sup>2</sup>
Plot Size:	11300 m <sup>2</sup>



## IN BRIEF

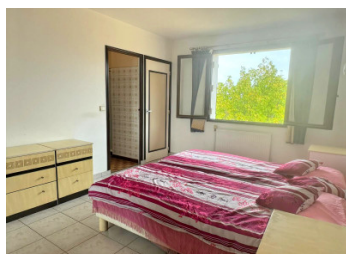
Located near Lembeye in the Pyrénées-Atlantiques (64), this charming 3-bedroom countryside property offers space, potential, and stunning rural views. Set on approximately 11,300m<sup>2</sup> of land, the house is immediately habitable while offering excellent scope for modernisation. The interior includes a bright 25m<sup>2</sup> lounge, a separate dining room, and a functional kitchen with fitted units. With a shower room and a bathroom, the layout is practical for family living or holiday use. A standout feature is the large 60m<sup>2</sup> workshop, ideal for hobbies, storage, or professional use. The property benefits from gas heating, a wood burner, and partial double glazing. Located in a peaceful setting yet within reach of local amenities, this home is perfect for those seeking a rural lifestyle in southwest France.

## 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

This appealing country property is situated in the rolling countryside near Lembeye, within the Pyrénées-Atlantiques department of southwest France. Surrounded by over 1.13 hectares of land, the home enjoys a tranquil setting with open views across the surrounding landscape, making it ideal for nature lovers, smallholding projects, or those seeking a peaceful retreat.

The house offers a practical and well-proportioned layout. The main living space includes a 25m<sup>2</sup> lounge, perfect for relaxing or entertaining, complemented by a 15.5m<sup>2</sup> dining room for family meals or gatherings. The 12m<sup>2</sup> kitchen is fitted with both base and wall units, providing ample storage and workspace.

There are three bedrooms measuring 13m<sup>2</sup>, 10m<sup>2</sup>, and 10m<sup>2</sup> respectively, offering flexibility for family living, guest accommodation, or home office use. The property benefits from two shower rooms and an additional bathroom, a valuable feature for larger households or visiting guests.

Heating is provided by a gas system alongside a wood burner, ensuring comfort throughout the year. Some areas of the property are double glazed, contributing to energy efficiency.

Externally, the property truly shines. A balcony provides beautiful countryside views, ideal for enjoying morning coffee or evening sunsets. The expansive 11,300m<sup>2</sup> plot offers a variety of possibilities, from gardening and outdoor leisure to small-scale agriculture.

A significant asset is the 60m<sup>2</sup> workshop, which could suit a variety of uses including storage, crafts, mechanical work, or even conversion (subject to permissions).

While the house is fully habitable, it would benefit from updating and modernisation, offering buyers

## LOCAL TAXES

Taxe habitation: EUR

## NOTES