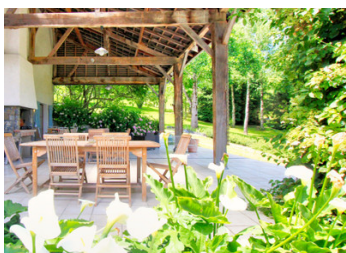
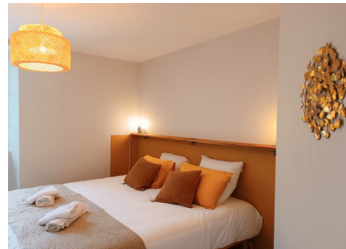


## RUN A BUSINESS IN THE PYRÉNÉES! ELEGANT MANOR HOUSE + SUPER 5-BEDROOM GÎTE/B&B/YOGA RETREATS + BARNES + POOL...



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Pau                  |
| Department: | Pyrénées-Atlantiques |
| Bed:        | 10                   |
| Bath:       | 7                    |
| Floor:      | 441 m <sup>2</sup>   |
| Plot Size:  | 8365 m <sup>2</sup>  |

## IN BRIEF

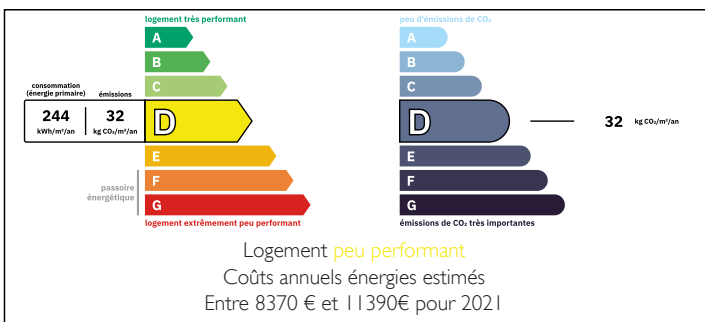
Are you are searching for a gorgeous property in the Pyrénées, which has huge business potential?

This beautiful 17th-century estate has everything you could possibly need... a charming manor house with 5 bedrooms, a luxurious 5-bedroom gîte/B&B for up to 15 people, outbuildings with future potential, a swimming pool and 2 acres of wooded grounds!

Located in the highly sought-after Vallée d'Ossau in the beautiful Béarn, the property is ideal for using as a large family home or a luxurious second home - with space to accommodate your visiting friends and family in the adjacent gîte!

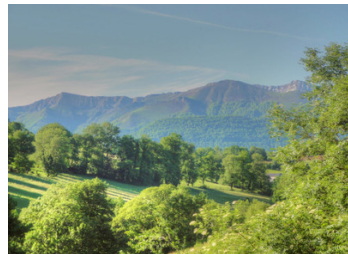
With a huge reception room, an open-plan kitchen and five en-suite bedrooms, the gîte is ready to rent out to groups for fun holidays or to B&B guests for shorter stays.

## 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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Dating back to the mid 17th century, this elegant manor house with adjoining gîte is in a fabulous countryside setting, with panoramic views of the surrounding countryside and to the Pyrénées beyond.

The property comprises a stone manor house of 210m<sup>2</sup>, an adjoining gîte of 230m<sup>2</sup>, suitable for accommodating large groups/B&B, and two barns. The buildings are set around a courtyard and form a U-shape.

The three-storey manor house is used by the owners, but could also be rented out as a gîte for large groups. The ground floor comprises an entrance hall, a sitting room with a wood-burning stove and a kitchen/dining room. Next to the kitchen is a small utility room/boiler room, which has a lockable door into the adjoining gîte.

There are five bedrooms on the upper floors. The first floor has three bedrooms, a family bathroom and a separate WC on the first floor; the second floor has a mezzanine study/library area, a bedroom with small dressing room, a guest bedroom and a shower room with a WC.

Adjoining the manor house is the superb five-bedroom gîte, which used to be a barn. Recently re-styled and redecorated by the current owners, gîte can now be used as a self-contained gîte for up to 15 people or can accommodate B&B guests for shorter stays. In addition, a beautiful open-plan kitchen has been added on the ground floor, where there is also room for groups to gather together for meals, celebrations and activities, such as yoga,...

## LOCAL TAXES

|                  |          |
|------------------|----------|
| Taxe foncière:   | 2862 EUR |
| Taxe habitation: | EUR      |

## NOTES