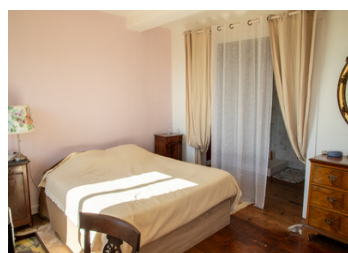
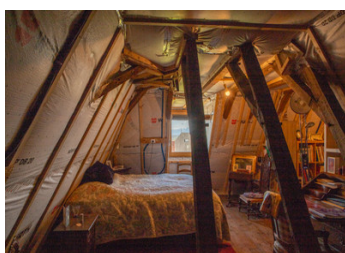


Exceptional 18th-Century Estate – Charming Guest House on the Camino de Santiago with Pyrenees Views



INFORMATION

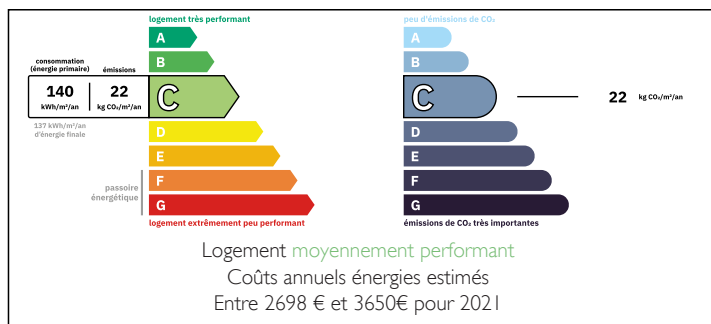
Town:	Lagor
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	6
Floor:	254 m ²
Plot Size:	2749 m ²



IN BRIEF

Located along the legendary Camino de Santiago pilgrimage route, this former 18th–19th century Béarnaise home will charm you with its ideal setting for welcoming family and friends, or for continuing a bed and breakfast business, guest dining, or long-term rental activity. With its three large bedrooms (28–30 m²) already fully equipped, its breathtaking view of the Pyrenees, and its outbuilding, this property represents a rare opportunity combining charm, quality of life, and profitability.

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

Rich in history, this beautiful residence is composed of two sections dating from 1735 and 1800, offering authentic character and a warm atmosphere, perfectly suited for family living or hosting pilgrims and travelers.

On the ground floor, you will find:

A welcoming double entrance

A large dining room with an open fireplace, ideal for breakfasts and convivial meals

A fully equipped open-plan kitchen with an OLIGER wood stove

A very spacious and comfortable living room, with a few finishing touches remaining

A utility room with a town gas boiler, shower, and WC

Storage space under the staircase

The kitchen and dining room open onto a large south/southwest-facing terrace with views of the Pyrenees.

Upstairs:

A landing leading to three large bedrooms, each with its own private shower room and WC, perfectly suited for guest accommodation

Two hallways allowing easy circulation

A small lounge/office, with the possibility of converting it into an additional bedroom

A second small lounge that could serve as a dressing room, office, or extra bedroom

The top floor features a fully converted attic, already

LOCAL TAXES

Taxe foncière: 1011 EUR

Taxe habitation: EUR

NOTES