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Chambre d'Hote or Gite for sale in Pyrénées-Atlantiques

Lembeye , Pyrénées-Atlantiques , Nouvelle Aquitaine



€299,000

inc. of agency fees

6 Beds 270 sqm 1.3 ha

Located 30 mins north of Pau is this beautiful property for sale comprising 1.3 hectares of grounds facing the Pyrenees, a 190m² home,...

At a Glance

Reference	MFH-ADF1626163	Near to	Lembeye	Price	€299,000
Bed	6	Pool	No	Hab.Space	270 sqm
Land	1.3 ha			Land Tax	N/A

Property Description

Located 30 mins north of Pau is this beautiful property for sale comprising 1.3 hectares of grounds facing the Pyrenees, a 190m² home, an 80m² gite, an old wine press perfect for conversion to living space, a small barn and a lovely orchard with walnut, fig and apple trees.

The main house has 190m² of newly renovated space and therefore offers spacious volumes with lots of natural light. The ground entrance has a small hallway with the staircase and serves the three main rooms: fitted kitchen-dining room with larder, two bedrooms (sitting rooms or office) of 20m² each and a washroom with walk-in shower and a toilet.

Upstairs are four bedrooms: the largest is 20m² and the others are 12m². There is also a walk-in wardrobe, washroom and a toilet.

The attached gite has 90m² of space comprising a spacious living area with fireplace, kitchen, bedroom, washroom, toilet and a small mezzanine. All is newly renovated.

These two buildings, newly renovated, offer all comforts with insulation, double glazing, heating (new gas central heating plus reversible heat pump system in the main house, electric heating and fireplace in the gite). Hot water is provided by an electric-powered hot water storage tank. The property is served by an individual sewage system up to regulations at time of publication.

The old wine press has not been touched but may be transformed as you wish, perhaps extra, private living space, games or exercise room, livestock barn or as simple storage.

The small barn and its land are located away at the bottom of the land and is perfect for raising some livestock.

When the season allows, you will enjoy collecting fruit from the 12 walnut trees (100kg of walnuts each year), 12 fig trees and other apple, pear and cherry trees.

Behind the house is a small pond for some cool air on a hot day or for adding some fish.

This pleasant property is situated at the top of a hill and has a lively view towards the mountains. It awaits you and your family to set up your new home. It will appeal to nature and animal lovers (horses, donkeys, sheep), those with a tourism project (gite, chambre d'hotes), or for a large family with space to accommodate visitors in the holidays and festive occasions.

Easily accessible, you will be close to Lembeye, a picturesque medieval fortified town where you will find all commerce and services (doctors, chemist, supermarkets) and is on the doorstep of the Madiran wine growing area. 30 mins from Pau, 1h30 from the Atlantic coast and from skiing and 2h from Spain.

Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	6
Price	€299,000

Key Information

Internal Area:	270 sqm
Land Area:	1.3 ha

Location: Nouvelle Aquitaine



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