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## House for sale in Pyrénées-Atlantiques

Pau , Pyrénées-Atlantiques , Nouvelle Aquitaine



# €423,000

inc. of agency fees

17 Beds      800 sqm      0.6 ha

Nestled in a pleasant Pyrenean village 30 mins south of Pau is this majestic 19th century dwelling for sale offering 800m<sup>2</sup> of living...

### At a Glance

<b>Reference</b>	MFH-ADF1625671	<b>Near to</b>	Pau	<b>Price</b>	€423,000
<b>Bed</b>	17	<b>Pool</b>	No	<b>Hab.Space</b>	800 sqm
<b>Land</b>	0.6 ha			<b>Land Tax</b>	N/A

### Property Description

Nestled in a pleasant Pyrenean village 30 mins south of Pau is this majestic 19th century dwelling for sale offering 800m<sup>2</sup> of living space with no less than 17 bedrooms with washrooms, two dining rooms, grand sitting room, fitted professional kitchen, laundry, cellar, conservatory and a vast outbuilding for receptions, all on fully enclosed and tree-filled grounds of 6000m<sup>2</sup>. Perfect for a large family or for numerous projects (retirement home, chambres d'hôtes, artists workshop, seminars etc.). One for your shortlist...

This renowned ex-hotel/restaurant was still a functioning business not so long ago for weddings and vacations.

The 12m<sup>2</sup> reception area serves, to the right, a 17m<sup>2</sup> with bathroom and toilet. Next, a 29m<sup>2</sup> hallway serves the two dining rooms of 40m<sup>2</sup> each and a 50m<sup>2</sup> sitting room.

The ground floor also has a bar (65m<sup>2</sup>), a 31m<sup>2</sup> professional kitchen, 45m<sup>2</sup> laundry, storage room, toilet and 42m<sup>2</sup> conservatory with view onto the grounds.

The two upper floors house the 17 bedrooms, each equipped with either a washroom or bathroom with toilet or a wash basin.

Outside and attached to the house is a 260m<sup>2</sup> air-conditioned building with 80m<sup>2</sup> bar, two toilets and upstairs, three bedrooms.

Construction is traditional, windows are both single and double glazed, the roof is covered in tile, heating uses fuel and the property is connected to the sewage mains.

You will be less than 5 mins from commerce and services, 30 mins from Pau, 30 mins from skiing, 1h30 from Biarritz, 30 mins from motorway, from an airport, from TGV-station and from the Spanish border.

## Summary

Property type:	House
Bedrooms:	17
Price	€423,000

## Key Information

Internal Area:	800 sqm
Land Area:	0.6 ha

## Location: Nouvelle Aquitaine



## Gallery



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**C. BAUER – Sunday Times**

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