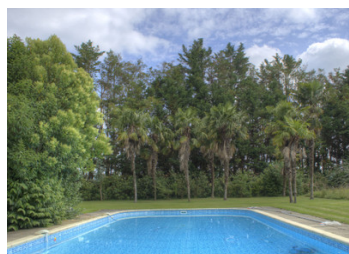


ELEGANT BASQUE MANOR HOUSE + 2 GÎTES + SWIMMING POOL + 1.6 ACRES + ON THE CHEMIN-DE-ST-JACQUES-DE-COMPOSTELLE



INFORMATION

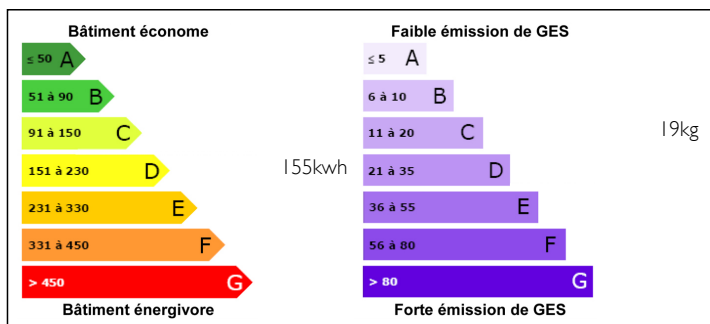
| | |
|-------------|----------------------|
| Town: | Saint-Palais |
| Department: | Pyrénées-Atlantiques |
| Bed: | 13 |
| Bath: | 8 |
| Floor: | 540 m2 |
| Plot Size: | 6484 m2 |



IN BRIEF

This splendid six-bedroom manor house is a delightful family home set in grounds of 6,484m². Adjoining the manor house is a former coach house and forge, which has been converted into two lovely gîtes – one with five bedrooms, the other with two bedrooms. The bedrooms in the manor house can be used for Bed and Breakfast guests – and the property's location on the Chemin de St-Jacques-de-Compostelle will attract pilgrims looking for B&B accommodation before crossing the Pyrénées into Spain. The manor house is located in the Basque Country and is about 10 minutes away from the riverside town of St-Palais, 50 minutes from the Atlantic coast and an hour from ski resorts in the Pyrénées and from Spain.

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 charming country manor house with two gîtes is situated on the outskirts of a pretty village in the Basque Country. The manor house has an adjoining barn, which has previously been used as a forge and a coach house. The barn has now been converted into two stylish gîtes – one with five bedrooms, the other with two bedrooms. The manor house and gîtes have independent terraces for outdoor dining and the views of the swimming pool and grounds are delightful.

The manor house was built in the 17th and 18th century, although some parts of the building date as far back as the 14th century. The current owners have lovingly renovated the manor house over the past 20 years and have created a gorgeous family home of 275m², which could be used as a second home or a luxurious holiday home. In addition, the manor house's accommodation could be enlarged by integrating one or both of the gîtes into the main building.

The front door of the manor house opens into an entrance hall and sitting room, with a fabulous carved wooden staircase to the upper floors. The sitting room has a fireplace with an insert. Next to the sitting room is the dining room - and both the sitting room and the dining room have French doors which open out to the garden. On the far side of the entrance hall is a library, which could be used as an office or a...

LOCAL TAXES

Taxe foncière: 2145 EUR

NOTES