

## MAGNIFICENT MAISON-DE-MAÎTRE + FABULOUS GROUNDS + GARAGE & STABLE/GUEST COTTAGE + PAU CENTRE & STATION 5 MINS

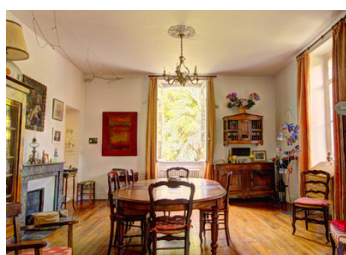


## INFORMATION

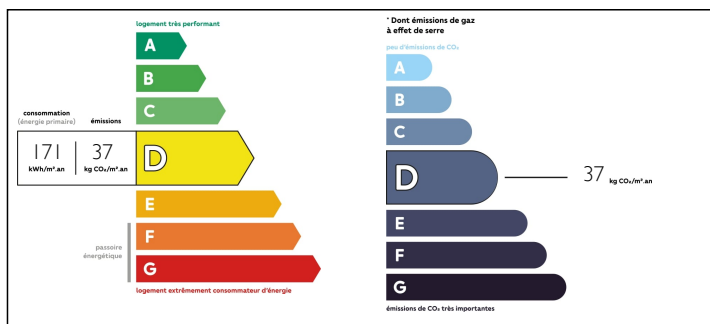
Town:	Jurançon
Department:	Pyrénées-Atlantiques
Bed:	11
Bath:	3
Floor:	308 m2
Plot Size:	2815 m2

## IN BRIEF

This elegant maison-de-maître is a hidden gem! Located just five minutes away from the historic centre of Pau, this spacious property is set in beautifully maintained grounds of 2,815m<sup>2</sup> planted with mature trees and shrubs. In addition, there is a two-storey outbuilding with a stable and garage on the ground floor and two guest bedrooms on the first floor. Built on four levels, this light and airy maison-de-maître has high ceilings and is flooded with light all day long. Whilst in need of some updating and redecoration, the property is absolutely ideal for a family home or for creating a chic Bed & Breakfast business. With permission, the outbuilding could be transformed into a gîte, an office or consulting rooms. The maison-de-maître is close to excellent schools, bus routes, the TGV train station and Pau's many amenities; Total's HQ and the International School of Béarn are 15 minutes away. Pyrenean ski...

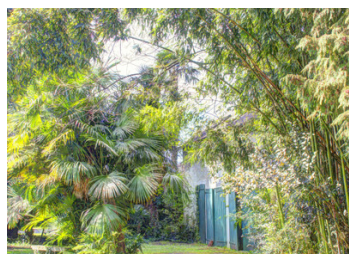
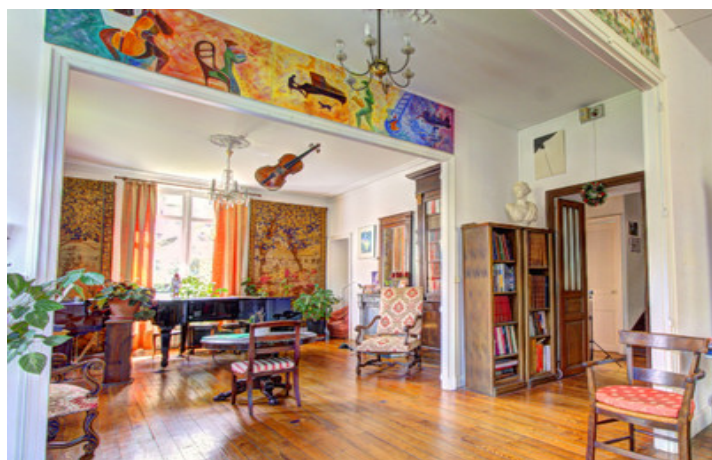


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 2638 EUR**

## NOTES

## DESCRIPTION

Built in the 1880s, this charming maison-de-maître of 308m<sup>2</sup> is located in a residential area just five minutes away from the historic centre of Pau. The property is set in enclosed grounds of 2,815m<sup>2</sup>, with plenty of flat south-facing lawn for installing a swimming pool, if desired.

From the road, a private drive leads up to the front of the maison-de-maître and to a two-storey outbuilding, part of which is used as a garage.

The main front door of the house is accessible via stone steps up from the grounds at the front of the house. The front door opens into a light and airy entrance hall with a wooden staircase straight ahead of you. The hall forms part of a huge open-plan space, with a formal dining room to the right of the hall and a salon to the left.

The hall leads round to a south-facing kitchen, which is also accessible from the dining room, and to a bedroom/sitting room/study/office, which is also accessible from the salon. The bedroom/sitting room/study/office has an en suite shower room, making it ideal for using as a bedroom. All four rooms on the ground floor have fireplaces. There is also a separate WC on this floor.

From the hall, the main staircase leads down to the basement below the house. Halfway down, a door opens out to the grounds. The basement comprises four rooms: a utility room/boiler room, a workshop and two huge storage rooms. The rooms could also be...