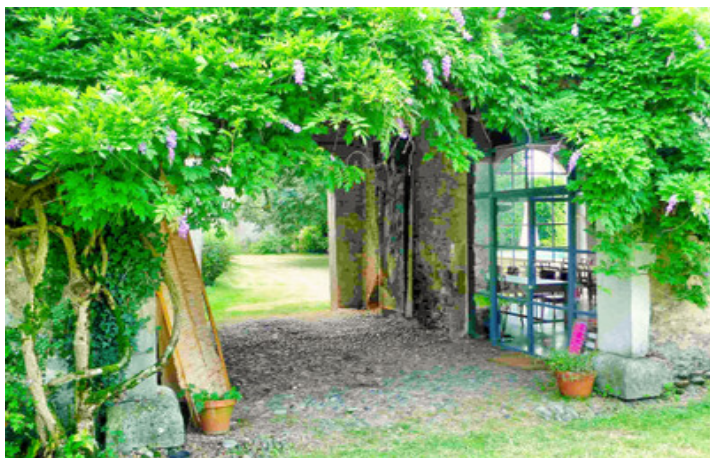


AMAZING & UNIQUE! CHARMING MAISON-DE-MAÎTRE + THEATRE + ORANGERY WITH BAR + POOL + OUTBUILDINGS + GARDENS...

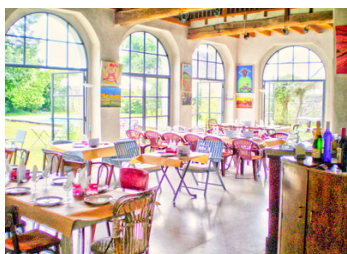


INFORMATION

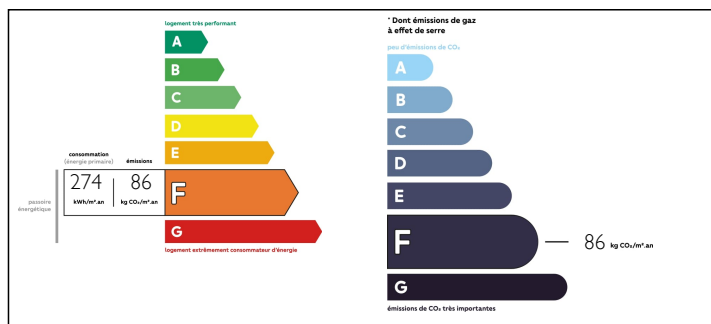
Town:	Nay
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	3155 m2

IN BRIEF

This amazing village property is bursting with character... and potential! Set in lovely walled gardens of 3,155m² with a swimming pool, this extensive property comprises a charming maison-de-maître with five bedrooms, a theatre of about 100m² with seating for 100 people, a gorgeous orangery of 65m² with a bar area (previously used as a function room/restaurant) and a vast mezzanine level of about 250m² to convert, a large garage of about 85m² and a barn/workshop of about 25m², ideal for transforming into a studio gîte. This super property is located in a pretty Béarnais village not far from Pau, Nay, Lourdes and Pyrenean ski resorts. This beautiful area attracts visitors all year round, should you be interested in setting up a tourism or catering-related business... or if you prefer the idea of creating a cultural and artistic centre for courses, conferences, retreats or an art gallery, there are excellent bus and...

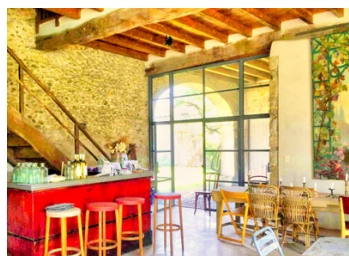


ENERGY - DPE



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.



NOTES

DESCRIPTION

Located in the centre of a traditional rural village, this characterful property built in 1834 is truly a delight! Hidden from view behind stone walls and decorative entrance gates, you will be amazed to find that not only is there a charming maison-de-maître of 230m² with five bedrooms, but also a theatre with seating for 100 people, an orangery with a bar area, two lovely gardens and a large swimming pool!

The house and outbuildings are set around a cobbled courtyard, forming a traditional "Enclos Béarnais". To the right of the courtyard is a small barn, which could be converted into a guest cottage/gîte; to the left of the courtyard are two vast two-storey barns, one comprising a garage and an orangery, the other a theatre for 100 people. The maison-de-maître is on the far side of the courtyard. The façade of the maison-de-maitre has some beautiful decorative carvings above the front door, as do the window surrounds on one of the barns.

The front door of the maison-de-maître opens into a small entrance hall, which leads into a larger hall/library area with a staircase up to the first floor. To the right of this hall is a dining room with an open fireplace; to the left is a larger reception room, which also has an open fireplace. Glazed doors at the far end of the room open out to a covered terrace for outdoor dining.

The large reception room leads round to the kitchen, which has...