

CONTRACT SIGNED - UNIQUE BOHEMIAN-STYLE COTTAGE TO RENOVATE + MOUNTAIN VIEWS + 5 ACRES + IDEAL FOR HORSES!



INFORMATION

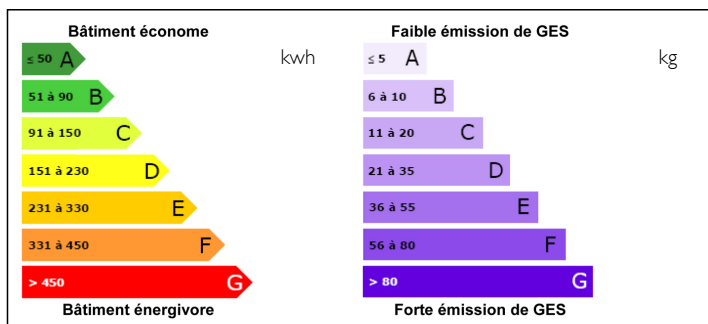
Town:	Lasseube
Department:	Pyrénées-Atlantiques
Bed:	2
Bath:	1
Floor:	123 m2
Plot Size:	21774 m2

IN BRIEF

CONTRACT SIGNED - This unique bohemian-style cottage is in a magical countryside setting! Surrounded by 2.17 hectares (5 acres) of hillside gardens and forest, the cottage is an ideal size for a small family home, holiday home, guest cottage/gîte, a yoga, art or music studio... The grounds are perfect for horses, donkeys, goats... The property is 10 minutes from the excellent village of Lasseube, which has shops, bars and restaurants - and just 20 minutes away from the city of Pau and the riverside town of Oloron-Ste-Marie. Ski resorts in the Pyrénées are about 60 minutes away; beach resorts on the Atlantic coast are about 90 minutes away. Although in need of complete renovation and modernisation, the cottage is habitable straight away. It should also be possible to obtain permission to extend the property. So, if you are hoping to find a property with views of the Pyrénées in a little haven...



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: 604 EUR

NOTES

DESCRIPTION

Conceived by an architect and constructed by the current owners, this completely unique bohemian-style cottage is located in a delightful hillside setting in the heart of the Jurançon wine country. Surrounded by gardens and forest 21,774m² (5 acres), the property also has a separate outbuilding of about 25m², an above-ground swimming pool and an in-ground swimming pool (in need of total renovation).

Bursting with character and flooded with light, the cottage has been used by the current owners as a family home, with much of the space used as an art studio and a music studio. The main room, which has a raised stage area, could also be ideal for hosting private concerts, art courses, small yoga classes... Subject to planning permission, it should also be possible to extend the main building by up to 40%, along with adding an additional storey above.

The cottage is accessible via a country track, which leads down to an outdoor parking area behind the main building - or a little further on, to an open-sided outbuilding used as a garage.

A path from the parking area leads around to the front of the cottage and a terrace, which is set above an in-ground swimming pool (in need of complete renovation) and has fabulous views of the land.

From the terrace, the front door of the cottage opens into a light and airy main room, which is glazed on two sides, and has stunning views of the grounds and surrounding countryside....