

Superb manor house with two gites and barn on 20 acres of land



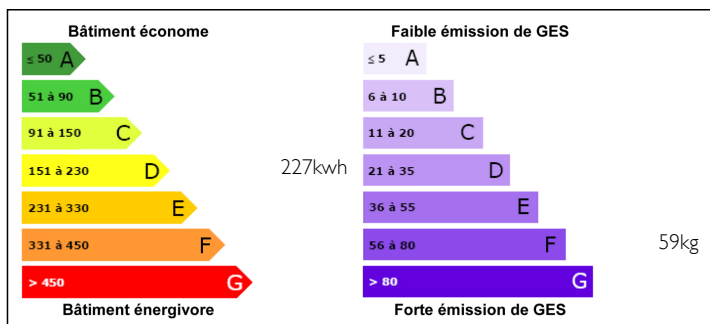
## INFORMATION

Town:	Mauléon-Licharre
Department:	Pyrénées-Atlantiques
Bed:	9
Bath:	4
Floor:	620 m2
Plot Size:	80000 m2

## IN BRIEF

Located near the mountains of the Basque Country, in a magnificent setting, this historic estate will delight lovers of peace and nature. In addition to this spacious house, there are two gites and a convertible barn.

## 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: 3000 EUR**

## NOTES

## DESCRIPTION

Dating from the 18th century, this manor offers a living area of 425 m<sup>2</sup> on three levels. The building has kept all the charm of the old and the rooms are extremely spacious. It consists of several reception rooms and a total of five bedrooms. There are also two attics that can be converted if needed.

Two gites of 98 m<sup>2</sup> and 75 m<sup>2</sup> would allow a commercial activity or to host.

Nearby is a barn of 450 m<sup>2</sup> on two levels and three horse boxes.

The park of around 1.2 acre is enclosed by a stone wall and the rest of the land consists of an orchard and meadows.

Travel time :  
School and shops : 10 minutes  
Airport : 1h  
Beach : 1h20  
Spanish border : 60 minutes

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>