

Beautiful 18th Century Character Home Ideally Situated for B&B Business



€ 270,000 fai

FCH1028

Characterful 18th century property offering a wealth of potential.

A marvelous opportunity to acquire this beautifully presented 18th century stone property, which lies between Orthez and Pau at the edge of the St Jacques de Compostella walking route. With more than 325m² of renovated living space, it could offer year-round rental potential as a Bed and Breakfast business activity, with its beautifully appointed en-suite bedrooms. Set over three floors, the ground floor hallway leads to three large living areas, one of which currently serves as an office and another leading to a large outdoor terrace, a utility room, a rest room, a fitted kitchen and a cellar.

The spacious hallway staircase area continues up to a first floor landing, leading to four spacious en-suite bedrooms and then further on to the second floor landing with a fifth en-suite bedroom alongside a vast open-plan fitted kitchen and living area of over 45m². This space might be ideally used to provide further rental income or an attractive annex for visiting guests, but was designed as private living quarters for owners wishing to run a B&B hotel.

This sizeable property also offers central heating, feature fireplaces and a large enclosed garden, providing enormous overall potential. The convenience of its location being less than 10 minutes from the bustling market town of Orthez, 45 minutes from the historic Centre of Pau, an hour from the beautiful sandy beaches of the South West and 90 minutes from the ski slopes of the Pyrenees only add further to its appeal. The nearest airport of Pau is only 30 minutes away, Lourdes and Biarritz at

approximately an hour, and Toulouse and Bordeaux an easy 2 hour drive.

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

Property Features

Additional Information

Habitable Space : 375 m ²	No of Rooms Total : 11	No. Reception Rooms : 4	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 4	W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 2271.00	Heating : Oil Fired Central Heating	Hot Water : Electric	

Construction

Year : 18th Century	Type : Residential
Roof : Tiled	

Grounds

Land Area : 1748 m ²	Boundary : Partially Enclosed
Terrace : Outdoor Dining Terrace	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : No	
Outbuildings : No	

Services

Tele / ADSL : Yes / Yes	Drainage : Septic Tank Non-Conform
Glazing : Partially Double Glazed	Eco Features : Partially Double Glazed

Ancillary Buildings

For Further Information, please contact.

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