



## Former Water Mill, Parkland Gardens, Swimming Pool



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+44 (1440) 820-358
Languages:	English, French
Weboldal:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 567,000

### Elhelyezkedés

Ország:	France
Irányítószám:	64300
Feladta:	2026. 01. 27.
Leírás:	

In the heart of the Bearn region, one hour from the Pyrenees and the Atlantic Ocean, this superb 19th century Bearnaise property has been tastefully renovated, combining authenticity and quality services. It is located in a quiet area, in a wooded park of almost 6000m<sup>2</sup>, but only 10 minutes from the town centre. Equipped with spacious and comfortable living spaces, a sauna, an infinity pool and a jacuzzi hot tub, it is a warm vacation spot that can also be designed as a multi-generational home.

Spread over 2 wings, its 3 master suites, 4 bedrooms and 3 separate bathrooms allow it to adapt to all uses.

This charming estate, a former mill, has operated as a bed and breakfast since 2019 (rated 9/10) and offers an ideal setting to its customers, allowing them to appreciate the art of living in the South-West of France. TGV train stations, airports and motorway access are all close.

Land tax 3000 Euro / year

- Areas:

1 Entrance 16 m<sup>2</sup>

1 Lavatory 2 m<sup>2</sup>

1 Shower room 2 m<sup>2</sup>



1 Hallway 4 m2  
1 Dining room 22 m2  
1 Kitchen 18 m2  
1 Bedroom 14 m2  
1 Bedroom 14 m2  
1 Bedroom 15 m2  
1 Living room 40 m2with sauna  
1 Shower room 6 m2  
1 Living-room 26 m2  
1 Land 5771 m2  
1 Bedroom 20 m2with shower room  
1 Bedroom 22 m2with shower room  
1 Landing 7 m2  
1 Bedroom 15 m2  
1 Bedroom 12 m2  
1 Office 6 m2  
1 Hallway 6 m2  
1 Shower room 3 m2

- Proximities:

Airport 30 minutes  
Highway 10 minutes  
Town centre 10 minutes  
TGV station 10 minutes  
Ski slope 90 minutes  
Beach 45 minutes

- Services:

Fireplace  
Double glazing  
Internet  
Swimming pool  
Sauna

The department of Pyrenees-Atlantiques is situated in the Aquitaine region of South-West France, it is called Pyrenees-Atlantiques due to its geographical location being bordered by the Atlantic Ocean to the west and the Pyrenees mountains to the South. Given the proximity with Spain, this department has always conserved special economical and cultural links with the neighbouring country.

Pyrenees-Atlantiques included the former provinces of Bearn, Gascony and Guyenne. The southern part of the department forms the homeland for the French Basque community. The Basques have a long tradition in this part of France and this presence is very evident in the local Basque language, history and local culture.

Thanks to quality accommodation and cheap flights to the Pyrenees airports of Pau & Biarritz, the



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Pyrenees-Atlantiques is increasingly appealing to holidaymakers, nature lovers and property purchasers from France and abroad.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Gyakori**

Hálósobák:	7
Fürdőszobák:	3
Telekméret:	6000 nm

## **Building details**

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX8.094.358
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IMLIX

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<https://www.imlix.com/hu/>

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