

Le Petit Manoir du Village



€ 299,000 fai

FCH738

Le Petit Manoir will appeal to anyone looking for an immensely charming property with a courtyard of architecturally interesting outbuildings to develop. Nestled in the heart of its village, and on the pilgrimage *Route de Compostelle*, this charming Estate has the potential to be transformed into a hugely appealing Bed & Breakfast business or simply enjoyed as a unique family home.

The ensemble includes Le Petit Manoir with its two towers and a large courtyard of interesting outbuildings, to include a former chai with its wine press, an original forge, an attractive pigeonier and the former stables. The ensemble sits in walled grounds of 3,850m² with double entrances, both marked with large wrought iron gates. The mature gardens have a run of vines from the east façade to the original entrance gates, where there is a semi-moat marking the boundary. This semi-moat is largely ornamental and an additional unique feature of Le Petit Manoir; it also serves to collect rain water.

Situated 35 mins north-east of Pau and just 10 minutes from the popular riverside market town of Maubourguet; 35 minutes from the beautiful historical city of Pau; one hour from the ski slopes of the Pyrenees and one hour from the Atlantic Coast, around Biarritz. Pau airport 30 minutes; Tarbes / Lourdes airport 25 minutes and Toulouse airport 2 hours.

Property Features

Additional Information

Habitable Space : 200 m ²	No of Rooms Total : 7	No. Reception Rooms : 2	No. of Bedrooms : 5
Bathrooms : 0	Shower Rooms : 3	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 523.00	Heating : Electric & Wood	Hot Water : Electric - 2 tanks 220L / 150L	

Construction

Services

Year : 1885	Type : Residential	Tele / ADSL : Yes	Drainage : Septic Tank
Roof : Tiled	Condition : Restored; could benefit from gentle u	Glazing : Single Glazed	Eco Features :

Grounds

Ancillary Buildings

Land Area : 3,850 m ²	Boundary : Enclosed	A large courtyard of interesting outbuildings, to include a former chai with its wine press, an original forge, an attractive pigeonnier and the former stables.
Terrace : Yes	Garden Well : Yes	
Garage : In Barn	Car Port : No	
Swimming Pool : No		
Outbuildings : Former chai with wine press; original forge; pigeo		

For Further Information, please contact.

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