



## B&B in a Basque House close to Pyrennées,

64430, St Etienne De Baigorry, Pyrénées Atlantiques, Nouvelle-Aquitaine

# €890,000

Ref: MDH2020091

\* Available \* 8 Beds \* 8 Baths \* 450m2

Turn Key Bed and Breakfast for Sale with Gite apartment, in The French Basque Country near Spain. For nature and mountain enthusiasts, this stunning character property, set in a haven of peace and quiet has been renovated

- Close to shops and cafés
- Good walking Country
- Tennis in most Villages
- Local Produce Markets
- Gîte accommodation
- Close to many river pursuits
- Horse riding and cycling
- Airports are not far away
- Swimming Pool
- Golf courses
- Tourist area

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 

## Property Description

Turn Key Bed and Breakfast for Sale with Gite apartment near Saint-Etienne-de-Baigorry (64430) in The French Basque Country near Spain.

For nature and mountain enthusiasts, this stunning character property, set in a haven of peace and quiet has been renovated to a very high standard and is composed as follows :

- Ground floor: entrance, large dining area, kitchen, lounge, 2 rooms to convert (ideal extra bedroom or apartment for disabled clients), laundry room & large garage (44m<sup>2</sup>)
- 1st floor : vast landing with 15m<sup>2</sup> terrace, a luxury double suite with bath and shower, 2 en suite bedrooms, access to the gite apartment, and a storage room.
- 2nd floor : vast landing area, lounge, 3 en suite bedrooms.

The gite apartment is currently occupied by the owners, but could also be rented separately.

It is made up of a large living and dining area, with exposed stone walls, which leads onto a sunny terrace, a modern kitchen and shower room with wc. Upstairs is a double bedroom and walk in closet (big enough for a second bedroom).

This charming Basque house has undergone extensive renovation, using high quality materials. The current owners have done a fantastic job of keeping the traditional original features such as oak flooring and staircase, exposed beams and stone walls, while also creating a modern aspect to the home.

The property has been run as a successful boutique B&B for many years, therefore turnkey business, and is ideally located for projects such as wellness, gastronomy, retreat centre, the list goes on.....

Located near the Spanish border, just 1hr from Pamplona in Spain & Biarritz and the beaches of The Basque Coast and The Atlantic Ocean.



