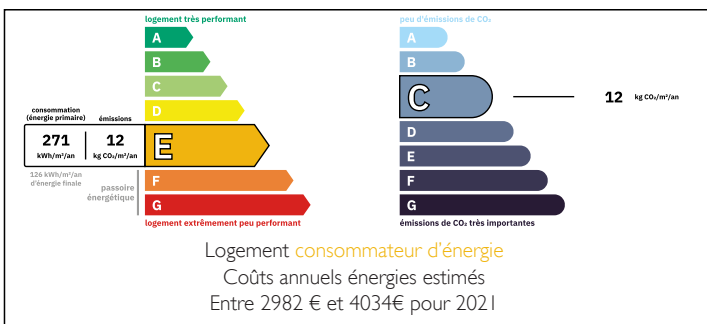


SOLD - EXQUISITE COUNTRY HOUSE + GÎTE/GUEST COTTAGE + GORGEOUS GARDEN OF 1.6 ACRES WITH STREAM



ENERGY - DPE



INFORMATION

Town:	Navarrenx
Department:	Pyrénées-Atlantiques
Bed:	8
Bath:	4
Floor:	308 m2
Plot Size:	6650 m2

IN BRIEF

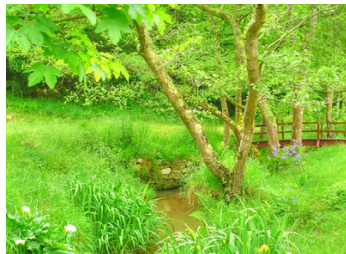
SOLD - Located in a magical setting, this stunning 18th-century country house with guest cottage has so much to offer... eight spacious bedrooms, gorgeous period features and delightful grounds crossed by a little river!

Built in honey-coloured stone, this country property is ideal for a wonderful family home - and its adjacent guest cottage is a perfect size for accommodating friends and family when they come to visit. The property would also suit you if you are looking for a lovely holiday home halfway between beach resorts on the Atlantic coast and ski resorts in the Pyrénées, which are about 60 - 70 minutes away.

The guest cottage could be rented out straight away to holidaymakers... or used for hosting relaxing yoga and wellness retreats, art workshops, gastronomy and Jurançon wine-tasting courses...

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: 348 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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SOLD - Built in the 18th century and retaining many of its original features, this gorgeous country property comprises a main house of 135m² and a guest cottage of 173m². Situated in a tranquil location in the heart of the beautiful Béarnaise countryside, this wonderful property is ideal for anyone searching for a luxurious family home or holiday home. You also have the option of generating an income by renting out the guest cottage to holidaymakers, either as a gîte or for B&B.

The main house and the guest cottage are set either side of a paved terrace, which overlooks delightful mature gardens of 6,650m². A little river on one side of the grounds is crossed by a romantic wooden bridge à la Monet - and there is a wooden outbuilding of about 50m² at the far end of the land, along with a children's playhouse.

From the terrace, the front door of the main house opens into a huge open-plan main room with a sitting area, a dining room and a kitchen area. The room has a lovely open fireplace and a working bread oven!

From the main room, a corridor leads round to a bedroom, which has super views of the garden. A shower room with an Italian-style shower and a separate WC are also accessible from the corridor.

From the main room, a beautiful wooden staircase leads up to the first floor, which comprises a landing, a large bedroom, a family bathroom and a separate...