



Ref: A36575CEL64

Price: 328 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (309 960 EUR without fees)

PRETTY BÉARNAISE FARMHOUSE NEAR NAVARRENX + GARDEN + BARN + RURAL VIEWS + SHOP & BISTRO A 10-MINUTE WALK...



INFORMATION

Town: Navarrenx

Department: Pyrénées-Atlantiques

Bed: 4

Bath: 2

Floor: 118 m2

Plot Size: 1115 m2













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Located on the outskirts of a peaceful village near the delightful bastide town of Navarrenx, this charming turn-of-the-century farmhouse is perfect for a wonderful family home or a super holiday home.

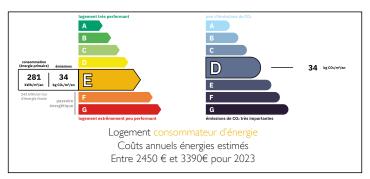
The property comprises a traditional-style farmhouse, a two-storey barn, a paved courtyard and a splendid south-facing garden planted with huge mature trees that provide welcome shade during the summer months. The garden also has a terrace with a barbecue area and lovely views of the beautiful Béarnaise countryside.

Should you wish to use one or more of the bedrooms for Bed and Breakfast guests, the Chemin-de-St-Jacques-de-Compostelle is just 500 metres away! Pilgrims and tourists alike will love the property's tranquil setting and its proximity to Pyrenean ski resorts, Atlantic beach resorts, the

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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.

ENERGY - DPE



International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



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LOCAL TAXES

Taxe habitation:

EUR

NOTES

DESCRIPTION

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Built in the late 1800s, this cosy Béarnaise farmhouse has been stylishly renovated to combine a contemporary décor with traditional architectural features, which include exposed beams, exposed stone walls, a traditional wooden staircase and a Béarnaise stone sink.

This welcoming family home ($118m^2$) also has a large two-storey barn ($60m^2 \times 2$) on the far side of the paved courtyard and a lovely garden with a terrace for dining alfresco. The south-facing garden ($1,115m^2$) has delightful views of the surrounding countryside - and there is plenty of flat land for a swimming pool, if desired.

From the courtyard, the front door of the house opens into a small hall area with a wooden staircase to the upper floors. To the left is a spacious, open-plan sitting room/dining room, which has a traditional Béarnaise stone sink and a fireplace with a Jotul wood-burning insert. Beyond this room is a spacious kitchen with French doors out to the garden.

To the right of the hall area are two adjoining rooms, a shower room and a separate WC. The rooms could be transformed into a ground-floor master-bedroom suite, a B&B suite for accommodating holidaymakers/pilgrims or used as office space/consulting rooms.

The first floor of the farmhouse comprises a bedroom with built-in wardrobes, a master bedroom, also with built-in wardrobes, and an adjoining family bathroom. The second floor, which has sloping ceilings, is currently used as a huge loft-style bedroom, but could easily be divided up to make two separate bedrooms or...