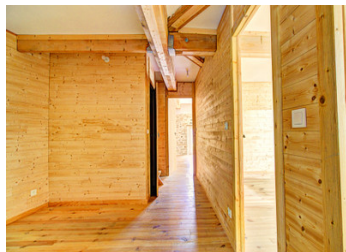


CHARMING VILLAGE HOUSE + BARN + WALLED GARDEN + HALFWAY BETWEEN BEACHES & SKI + BARS, BISTROS & BREAD ON FOOT!



INFORMATION

Town:	Navarrenx
Department:	Pyrénées-Atlantiques
Bed:	7
Bath:	2
Floor:	251.85 m2
Plot Size:	560 m2



IN BRIEF

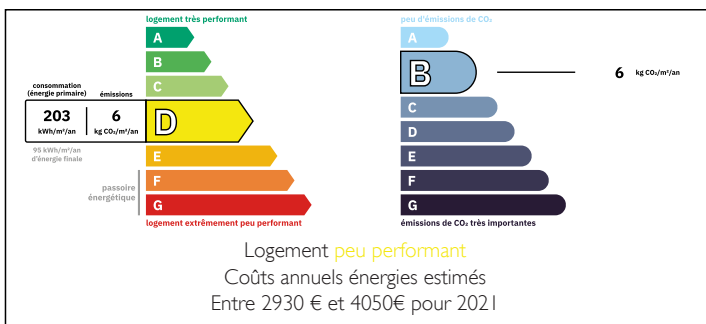
This delightful village house has so much to offer... seven bedrooms, a barn for storage and a splendid walled garden.

Perfect for a wonderful family home - especially if you have several children or you want to accommodate grandparents - this village property would also suit you if you are looking for a large holiday home, with easy access to chic beach resorts on the Atlantic coast, exciting ski resorts in the Pyrénées, the picturesque Basque Country and Spain..

This spacious property would also be suitable for a Bed & Breakfast business - and you could even host yoga retreats, art and writing courses, cookery and Jurançon wine-tasting workshops...

Should you wish to rent out the whole house to holidaymakers, your visitors will love being able to

ENERGY - DPE



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.



DESCRIPTION

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Located in the centre of a picture-postcard village near Navarrenx, this charming 7-bedroom house is ideal for a large family! With the beach resorts of Biarritz, Hossegor and St-Jean-de-Luz about 60 minutes away and ski resorts in the Pyrénées are 70 minutes away, the property would also be perfect for a holiday home, a gîte to rent out to holidaymakers or an upmarket Bed & Breakfast business.

The house faces south and catches the sun all day long. The property's walled garden also faces south and is bordered by a small stream (behind the wall). There is a large covered terrace next to the kitchen, which would be ideal as a summer kitchen.

The entrance to the house is hidden behind large gates, ensuring complete privacy. You can park in the small courtyard in front of the house, or you can use the detached garage (25m²) or the barn (66m²), which adjoins the house.

From the small courtyard, a door opens into a spacious kitchen/dining room, which is equipped with a range-style gas cooker. This room has a door into the ground floor of the barn.

From the kitchen/dining room, a pretty stone archway leads into a sitting room with a traditional fireplace fitted with a wood-burning stove. This room has a door out to the street, as well as a wooden staircase to the upper floors.

To the left of the sitting room is a bedroom with an en suite bathroom. The bedroom would also be suitable as...

LOCAL TAXES

Taxe foncière: 376 EUR

Taxe habitation: EUR

NOTES