

A Deceptively Large Béarnaise Village House with Garage and Garden



€ 318,000 fai

FCH511

A beautifully spacious Béarnaise village house with double garage set in pretty landscaped gardens, close to the fortified town of Navarrenx. This attractive property, built in 1809 and renovated in the 1980's provides 7 bedrooms, 3 bathrooms and scope to develop further living accommodation, if required.

The Main house, with its arched entrance, is an extension of the original 16th Century property. Living accommodation on the ground floor consists of an entrance hall, traversing the house to the south facing terrace a kitchen, separate dining room, a music room and a 46m² sitting room with open fireplace. The first floor provides 7 bedrooms, 3 bathrooms, an artists studio (27.5m²) and convertible attic space of approximately 53m². The original stone property (13m² over two floors) sits adjacent to the arched entrance of the main house with its own independent entrance. This could be transformed into a studio apartment or guest annex.

The little Béarnasie village is situated just 10 minutes from the popular tourist town of Navarrenx and 30 minutes from the historical Béarnaise capitol city of Pau. Access to local airports of Pau, Biarritz and Tarbes are just one hour and the International airports of Bordeaux and Toulouse at two hours.

Property Details : FCH511 - € 318,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 330 m ²	No of Rooms Total : 12	Secteur : Aquitaine	Location : 30 Minutes to Pau Centre. 10 Minutes Navarrenx
No. Reception Rooms : 2	No. of Bedrooms : 7	Orientation : South / West	View : Village
Bathrooms : 2	Shower Rooms : 1	CONSTRUCTION	
W.Cs : 2	Utility Room : Yes	Year : 16C & 1809	Type : Residential
Tax Fonciere : € 0.00		Roof : Tiled	Condition : Good Condition
Heating Method : Electric & Wood		SERVICES	
Hot Water Method : Electric		Tele / ADSL : Yes	Drainage : Mains
ACCOMMODATION DETAILS		Water Supply : Mains	Electricity : Mains
Ground Floor			
Entrance Hallway (15.6 m ²)	WC (1.5 m ²)	GROUNDS	
Hall (14.26 m ²)	Music Room (14.9 m ²)	Land Area : 1696 m ²	Boundary : Enclosed
Kitchen (16 m ²)	Dining Room (19.2 m ²)	Terrace : Yes	Garden Well : No
Salon (46.26 m ²)	Double Garage (45.46 m ²)	Garage : 45.5m ²	Car Port : No
Wine Cellar (9 m ²)		Swimming Pool : Possible	
First Floor			
Bedroom 1 (14.4 m ²)	Bathroom (5 m ²)	Outbuildings : Original 16C House 13m ² over two floors ; Small Wo	
WC (1.45 m ²)	Bedroom 2 (12.9 m ²)	GITE / OUTBUILDING DESCRIPTION	
En-Suite to Bed 2 (5.3 m ²)	Bedroom 3 (14.4 m ²)		
Bedroom 4 (10 m ²)	Shower Room (3.4 m ²)		
Bedroom 5 (13 m ²)	Bedroom 6 (11.8 m ²)		
Bedroom 7 (12.8 m ²)	Artist Studio (27.4 m ²)		
Second Floor			
Convertible Attic (40 m ²)			

For Further Information, please contact.

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