

# French Character Homes

...belles demeures dans le sud ouest

## 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 46m<sup>2</sup> sitting room with open fireplace. The first floor provides 7 bedrooms, 3 bathrooms, an artists studio (27.5m<sup>2</sup>) and convertible attic space of approximately 53m<sup>2</sup>. The original stone property (13m<sup>2</sup> 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

Habitable Space : 330 m<sup>2</sup>      No of Rooms Total : 12

No. Reception Rooms : 2      No. of Bedrooms : 7

Bathrooms : 2      Shower Rooms : 1

W.Cs : 2      Utility Room : Yes

Tax Fonciere : € 0.00

Heating Method : Electric & Wood

Hot Water Method : Electric

### ACCOMMODATION DETAILS

#### Ground Floor

Entrance Hallway (15.6 m<sup>2</sup>)      WC (1.5 m<sup>2</sup>)

Hall (14.26 m<sup>2</sup>)      Music Room (14.9 m<sup>2</sup>)

Kitchen (16 m<sup>2</sup>)      Dining Room (19.2 m<sup>2</sup>)

Salon (46.26 m<sup>2</sup>)      Double Garage (45.46 m<sup>2</sup>)

Wine Cellar (9 m<sup>2</sup>)

#### First Floor

Bedroom 1 (14.4 m<sup>2</sup>)      Bathroom (5 m<sup>2</sup>)

WC (1.45 m<sup>2</sup>)      Bedroom 2 (12.9 m<sup>2</sup>)

En-Suite to Bed 2 (5.3 m<sup>2</sup>)      Bedroom 3 (14.4 m<sup>2</sup>)

Bedroom 4 (10 m<sup>2</sup>)      Shower Room (3.4 m<sup>2</sup>)

Bedroom 5 (13 m<sup>2</sup>)      Bedroom 6 (11.8 m<sup>2</sup>)

Bedroom 7 (12.8 m<sup>2</sup>)      Artist Studio (27.4 m<sup>2</sup>)

#### Second Floor

Convertible Attic (40 m<sup>2</sup>)

### SITUATION

Secteur : Aquitaine      Location : 30 Minutes to Pau Centre. 10 Minutes Navarrenx

Orientation : South / West      View : Village

### CONSTRUCTION

Year : 16C & 1809      Type : Residential

Roof : Tiled      Condition : Good Condition

### SERVICES

Tele / ADSL : Yes      Drainage : Mains

Water Supply : Mains      Electricity : Mains

### GROUNDS

Land Area : 1696 m<sup>2</sup>      Boundary : Enclosed

Terrace : Yes      Garden Well : No

Garage : 45.5m<sup>2</sup>      Car Port : No

Swimming Pool : Possible

Outbuildings : Original 16C House 13m<sup>2</sup> over two floors ; Small Wo

### GITE / OUTBUILDING DESCRIPTION

**For Further Information, please contact.**

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**French Character Homes SARL**

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