

## **A Beautifully Presented 5 Bedroom Manor House In Landscaped Gardens**



**€ 418,000 fai**

**FCH577**

This beautifully presented 5 bedroom Manor House sits within private grounds in the heart of a little Béarnaise village, close to the 14th Century fortified town of Navarrenx. The property has undergone a professional renovation in 2007, respectful of the original, period features, and today, offers a well-proportioned, substantial family home.

The Manor House perfectly epitomizes the classical architecture of the period with its high ceilings and period height doors and windows, allowing natural light to flood throughout. The entrance hallway, with original stone tiled flooring, leads to a formal salon and a snug sitting room – both with fireplaces - and a custom-made kitchen with dining area. At the far end of the entrance hall is a utility room, tucked behind the original oak staircase.

The first floor provides three light and spacious bedrooms, a family bathroom and a shower room, both with WC. The staircase extends to a second floor which has been developed for two further bedrooms, a children's play area and two smaller rooms, one of which serves as an office. It is possible to install a shower room on this floor.

Outside, a gated courtyard entrance leads to the Manor House and its little stone barn. The landscaped, walled gardens lead to a further paddock of just under an acre, with ample space to install a swimming pool.

## Property Details : FCH577 - € 418,000

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 210 m <sup>2</sup>	No of Rooms Total : 7	Secteur : Aquitaine	Location : Close to the Fortified Town of Navarrenx
No. Reception Rooms : 2	No. of Bedrooms : 5	Orientation : South / East	View : Village / Countryside
Bathrooms : 1	Shower Rooms : 2	<b>CONSTRUCTION</b>	
W.Cs : 2	Utility Room : Yes	Year : 18th Century	Type : Residential
Tax Fonciere : € 884.00		Roof : Slate	Condition : Excellent Condition
Heating Method : Oil Fired central heating		<b>SERVICES</b>	
Hot Water Method : Electric		Tele / ADSL : Yes	Drainage : Septic Tank
<b>ACCOMMODATION DETAILS</b>		Water Supply : Mains	Electricity : Mains
<b>Ground Floor</b>		<b>GROUNDS</b>	
Entrance Hall (15 m <sup>2</sup> )	Dining Kitchen (29 m <sup>2</sup> )	Land Area : 5035 m <sup>2</sup>	Boundary : Enclosed
Salon I (21.5 m <sup>2</sup> )	Snug Salon (15 m <sup>2</sup> )	Terrace : Enclosed Courtyard	Garden Well : Yes
Utility Room (3.5 m <sup>2</sup> )		Garage : Barn	Car Port : No
<b>First Floor</b>		Swimming Pool : Possible	
Shower Room (2.5 m <sup>2</sup> )	Bedroom 1 (15 m <sup>2</sup> )	Outbuildings : Stone Barn 40m2 with Upper Floor	
Bathroom (10.3 m <sup>2</sup> )	Bedroom 2 (22 m <sup>2</sup> )	<b>GITE / OUTBUILDING DESCRIPTION</b>	
Bedroom 3 (17.7 m <sup>2</sup> )			
<b>Second Floor</b>			
Children's Play Area (12 m <sup>2</sup> )	Bedroom 4 (10 m <sup>2</sup> )		
Bedroom 5 (10 m <sup>2</sup> )	Office (6 m <sup>2</sup> )		

**For Further Information, please contact.**

**Joanne Davey**

French Character Homes  
 Telephone: +33 (0)5 59 12 28 13  
 Mobile: +33 (0)6 77 70 21 98  
 sales@frenchcharacterhomes.com  
 www.frenchcharacterhomes.com

Document non-contractuel Mandat 577

**S.A.S. French Character Homes**

R.C.S. PAU: 514275239 N° TVA : FR86514275239  
 Carte Transaction Immobilière CPI 6402 2017 000 019 047  
 délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris