

# French Character Homes

*...belles demeures dans le sud ouest*

## **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

Habitable Space : 210 m <sup>2</sup>	No of Rooms Total : 7
No. Reception Rooms : 2	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 2
W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 884.00	
Heating Method : Oil Fired central heating	
Hot Water Method : Electric	

### ACCOMMODATION DETAILS

Ground Floor	
Entrance Hall (15 m <sup>2</sup> )	Dining Kitchen (29 m <sup>2</sup> )
Salon I (21.5 m <sup>2</sup> )	Snug Salon (15 m <sup>2</sup> )
Utility Room (3.5 m <sup>2</sup> )	
First Floor	
Shower Room (2.5 m <sup>2</sup> )	Bedroom 1 (15 m <sup>2</sup> )
Bathroom (10.3 m <sup>2</sup> )	Bedroom 2 (22 m <sup>2</sup> )
Bedroom 3 (17.7 m <sup>2</sup> )	
Second Floor	
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> )

### SITUATION

Secteur : Aquitaine	Location : Close to the Fortified Town of Navarrenx
Orientation : South / East	View : Village / Countryside

### CONSTRUCTION

Year : 18th Century	Type : Residential
Roof : Slate	Condition : Excellent Condition

### SERVICES

Tele / ADSL : Yes	Drainage : Septic Tank
Water Supply : Mains	Electricity : Mains

### GROUNDS

Land Area : 5035 m <sup>2</sup>	Boundary : Enclosed
Terrace : Enclosed Courtyard	Garden Well : Yes
Garage : Barn	Car Port : No
Swimming Pool : Possible	
Outbuildings : Stone Barn 40m <sup>2</sup> with Upper Floor	

### GITE / OUTBUILDING DESCRIPTION


For Further Information, please contact.

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