

Charming 18C Ensemble Bearnaise In A Village Setting With A Half Acre of Private Gardens



€ 243,500 fai

FCH1148

Presented in good general condition, but requiring some refreshment in decor, the house retains many original features, including stone window surrounds, exposed beams, a large open fireplace, and a traditional first-floor wooden balcony that overlooks the shaded entrance courtyard. The ground floor is arranged as a generous 65m² open-plan living space comprising a kitchen, and a spacious sitting and dining area centred around the feature fireplace plus a guest WC. Multiple windows and doors offer light and access to the gardens, giving a bright and airy feel throughout.

Upstairs, the first floor includes four double bedrooms, two of which are accessed via the balcony. The principal bedroom has its own ensuite shower room, while a large family bathroom serves the remaining bedrooms. The traditional bearnaise balcony offers charming views over the gardens and barn.

Outside, the property benefits from a private, enclosed garden surrounded by stone walls and a gated entrance. The garden features a carport, and a large two-storey stone barn of approximately 70m² on the ground floor, which offers fantastic potential for conversion into guest accommodation, a studio, or workshop.

Located in a region renowned for its beauty and quality of life, the property is ideally situated for enjoying all that southwest

France has to offer. The nearby town of Navarrenx is a popular destination for tourists and residents alike, with its lively weekly market, excellent restaurants and cultural festivals, including summer evening musical concerts in the ancient amphitheatre. The 14 century fortified town also provides essential amenities and medical services in the most charming of settings. The area is also a paradise for outdoor enthusiasts, offering salmon fishing, white water rafting, canoeing, kayaking, golf, horse riding, hang-gliding, and hiking.

This is a rare opportunity to acquire a delightful, character-filled home in one of France's most authentic and appealing regions, ready to enjoy immediately and with potential to further develop.

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

Property Features

Additional Information

Habitable Space : 160 m ²	No of Rooms Total : 5	No. Reception Rooms : 1	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 0.00	Heating : Gas Central Heating	Hot Water : Gas Boiler	

Construction

Year : 18th Century	Type : Residential
Roof : Tiled	

Services

Tele / ADSL : Yes / Yes	Drainage : Septic Tank - non conforming
Glazing : Single Glazing	Eco Features :

Grounds

Land Area : 1,834 m ²	Boundary : Entirely Enclosed
Terrace : Yes	Garden Well :
Garage : Car Port	Car Port : Yes
Swimming Pool : No	
Outbuildings : Large Barn 72.5m ² + Upper Floor	

Ancillary Buildings

For Further Information, please contact.

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