

## Charming 19C Bearnaise Farmhouse With Courtyard, Barns And Landscaped Gardens



**€ 420,000 fai**

**FCH1151**

The property's striking stone archway with electronic gates opens into a picturesque and entirely private courtyard, enclosed by the original farmhouse and its adjoining barns. A second stone archway leads from the courtyard into mature, landscaped gardens that border a tranquil woodland.

The entire ensemble is impeccably maintained and presented in excellent condition throughout.

The main farmhouse offers spacious and inviting living accommodation, including a generous open-plan dining and sitting room with a large original stone hearth and wood-burning stove, a fitted kitchen that opens to a sunny outdoor dining terrace, and a ground-floor WC. A ground-floor study, along with a mezzanine above, offers flexibility and charm, providing space for a ground floor bedroom with its own shower room and WC just next door. Upstairs, you'll find four well-proportioned bedrooms and a stylish family bathroom.

The property has recently benefitted from upgrades in ecological measures, including a heat pump central heating boiler, a thermodynamic hot water heater and two 1,000 litre water recuperators for the mature gardens. Double glazing is also found throughout the farmhouse.

The internal courtyard provides approximately 140m<sup>2</sup> of enclosed private space—ideal for relaxation or entertaining. The attached barns include a laundry/utility room and a fitness room, with an additional 170m<sup>2</sup> offering exciting potential for

conversion into guest accommodation.

The landscaped gardens, with vegetable plot, chicken run and above ground pool, benefit from two separate gated entrances, offering the ideal layout for creating an independent gîte or guest access.

This is a truly captivating family home with a unique blend of traditional charm and modern comfort. Conveniently located just a short drive from the picturesque village of Lucq-de-Béarn and the vibrant towns of Navarrenx, and Monein, as well as the renowned aquatic and well-being centre in Mourenx.

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 : 155 m²	No of Rooms Total : 6	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 1	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 597.00	Heating : Heat Pump Central Heating	Hot Water : Thermodynamic Electric Water Heater	

### Construction

Year : 19th Century	Type : Residential
Roof : Tiled	

### Grounds

Land Area : 3200 m²	Boundary : Entirely enclosed
Terrace : Yes and Courtyard	Garden Well : Rainwater Recuperators
Garage : In Barn	Car Port : No
Swimming Pool : Above Ground Swimming Pool	
Outbuildings : Large Barn with Upper Floor	

### Services

Tele / ADSL : Fibre Optique	Drainage : Septic Tank
Glazing : Double Glazing	Eco Features : Heat Pump, Water Tank, Double Glazing, Rainwater Recuperators

### Ancillary Buildings

Large barn facing the main house offering approximately 175m2 plus an upper floor.

**For Further Information, please contact.**

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