## 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 140m² of enclosed private space—ideal for relaxation or entertaining. The attached barns include a laundry/utility room and a fitness room, with an additional 170m² 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 m<sup>2</sup> 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 Hot Water : Thermodynamic Electric Water Heater

Heating

Construction Services

Year: 19th Century Type: Residential Tele / ADSL: Fibre Optique Drainage: Septic Tank

Roof: Tiled Glazing: Double Glazing Eco Features: Heat Pump, Water

Tank, Double Glazing, Rainwater Recuperators

Grounds

Land Area: 5,000 m<sup>2</sup> Boundary: Entirely enclosed Ancillary Buildings

Terrace: Yes and Courtyard Garden Well: Rainwater Large barn facing the main house offering approximately 175m2 plus an upper floor.

Recuperators plus an upper lic

Garage: In Barn Car Port: No

Swimming Pool : Above Ground Swimming Pool

Outbuildings: Large Barn with Upper Floor

For Further Information, please contact.

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