

An Impeccably Presented Basque Style Villa In Popular Bastide Town Of Navarrenx



€ 565,000 fai

FCH1160

Spacious and light-filled, the house offers an excellent layout. The ground floor features a large entrance hall, a study, a semi-open kitchen with a Lacanche stove, as well as a laundry room with a toilet. The living area, with its bright dining room, opens onto a sunny terrace. The master suite, consisting of a bedroom, a walk-in dressing room and a shower room, completes the ground floor level.

Upstairs, winding past a beautiful feature window on the staircase, a mezzanine landing leads to three bedrooms, two of which have their own balconies offering lovely views over the garden. You'll also find a shower room, separate toilets, and a large family bathroom.

A semi-basement with exposed stone walls, is accessed via the interior and also the garden, presented in excellent condition and offering several rooms used as a wine cellar, storage and a garage. Outdoors, a double carport and a well-maintained, mature garden with fruit and ornamental trees offer tranquility and privacy.

Just steps from the ramparts and the Camino de Santiago, you'll have immediate access to shops, schools, and services, while enjoying a prime location between the ocean and the mountains.

The property underwent a complete renovation between 2021 and 2023, including updates to the electrical system, plumbing, attic insulation, garage roof, a new kitchen and bathrooms, and the creation of the master suite dressing room. Modern features

include an electric entrance gate, mosquito screens, a water softener, and reversible air conditioning in all bedrooms on the upper floor.

This exceptional house will charm you with the quality of its restoration, the elegance of its curved woodwork, its beautiful vintage staircase, and the thoughtful layout and design of its spaces.

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 : 220 m²	No of Rooms Total : 9	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 2	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 1356.00	Heating : Town Gas Central Heating + Air Conditioning	Hot Water : Central Heating Boiler	

Construction

Services

Year : 1935	Type : Residential	Tele / ADSL : Fibre Optique	Drainage : Mains Drainage
Roof : Tiled		Glazing : Double Glazing	Eco Features : Double Glazing

Grounds

Ancillary Buildings

Land Area : 3070 m²	Boundary : Entirely Enclosed
Terrace : Wrap Around Terrace	Garden Well :
Garage : Garage	Car Port : Double Carport
Swimming Pool : No	
Outbuildings : Double Garage	

For Further Information, please contact.

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