

Substantial Village Manor House with River Frontage



€ 892500 fai

FCH1190

Ideally situated between Navarrenx and Sauveterre-de-Béarn, this elegant Manor House enjoys a peaceful village setting, offering privacy, yet easy access to two of the Béarn's most sought-after historic towns.

Set within just over 2 hectares of mature grounds, the property boasts direct river frontage, with a private path leading gently down to the water's edge creating a wonderfully tranquil area to picnic and swim.

The house itself offers generous, light-filled accommodation arranged over three floors. The impressive 52m² reception room forms the heart of the home, complete with a period fireplace and ample space for entertaining. A separate dining room and a spacious dining kitchen, fitted with an AGA, both open onto the rear terrace, creating a seamless connection between indoor and outdoor living.

A double bedroom with ensuite shower room and a guest cloakroom completes the ground floor. The period staircase raises up to a half landing which accommodates the master suite, comprising a large bedroom with balcony, a well-appointed bathroom with both bath and shower, a dressing room and a sauna.

The first floor offers a further generous ensuite bedroom along with an additional room, currently serving as an sitting room /

study. Two further double bedrooms with an undeveloped space (ideal for creating a bathroom) complete the second floor.

The property is set back from the village and approached via its long gated driveway with formal gardens lie to the left side and to the right, a large walled paddock offers grazing land and potential for further development (subject to planning approval).

The rear of the house, together with its substantial barn (220m²), form a large gravelled courtyard with a dining terrace. A former watermill completes the property and offers a special place for evening aperos over-looking the water.

The medieval hill top town of Sauveterre-de-Béarn is just under a 10 minute drive away, while the pretty 14th-century fortified town of Navarrenx can be reached in just over 10 minutes. The Atlantic coast, ski slopes and the Spanish border also all be reached within an hour's drive.

A rare opportunity to acquire a substantial and characterful home combining charm, space and an exceptional riverside setting in the heart of the Béarn countryside.

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 : 408 m ² | No of Rooms Total : 7 | No. Reception Rooms : 2 | No. of Bedrooms : 5 |
| Bathrooms : 1 | Shower Rooms : 2 | W.Cs : 4 | Utility Room : |
| Tax Fonciere : € 0.00 | Heating : Oil-Fired | Hot Water : Electric | |

Construction

Services

| | | | |
|--------------|--------------------|---------------------|--|
| Year : 1844 | Type : Residential | Tele / ADSL : FIBRE | Drainage : Septic Tank - Micro-Station CONFORM |
| Roof : Slate | | Glazing : Single | Eco Features : |

Grounds

Ancillary Buildings

| | | |
|--|-------------------------------|--------------------------|
| Land Area : 21860 m ² | Boundary : Partially enclosed | BARN : 230m ² |
| Terrace : Yes | Garden Well : | |
| Garage : Barn | Car Port : | |
| Swimming Pool : No | | |
| Outbuildings : BARN (230m ²) | | |

For Further Information, please contact.

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