

## **A Beautifully Presented 5 Bedroom Manor House In Landscaped Gardens**



**€ 399,000 fai**

**FCH817**

This beautifully presented 5 bedroom Manor House sits within private grounds in the heart of a little Béarnaise village, close to the 14th Century fortified town of Navarrenx. The property has undergone a professional renovation in 2007, respectful of the original, period features, and today, offers a well-proportioned, substantial family home.

The Manor House perfectly epitomizes the classical architecture of the period with its high ceilings and period height doors and windows, allowing natural light to flood throughout. The entrance hallway, with original stone tiled flooring, leads to a formal salon and a snug sitting room – both with fireplaces - and a custom-made kitchen with dining area. At the far end of the entrance hall is a utility room, tucked behind the original oak staircase.

The first floor provides three light and spacious bedrooms, a family bathroom and a shower room, both with WC. The staircase extends to a second floor which has been developed for two further bedrooms, a children's play area and two smaller rooms, one of which serves as an office. It is possible to install a shower room on this floor.

Outside, a gated courtyard entrance leads to the Manor House and its little stone barn. The landscaped, walled gardens lead to a further paddock of just under an acre, with ample space to install a swimming pool.

# Property Features

## Additional Information

|                                      |                                     |                         |                     |
|--------------------------------------|-------------------------------------|-------------------------|---------------------|
| Habitable Space : 210 m <sup>2</sup> | No of Rooms Total : 7               | No. Reception Rooms : 2 | No. of Bedrooms : 5 |
| Bathrooms : 1                        | Shower Rooms : 2                    | W.Cs : 2                | Utility Room : Yes  |
| Tax Fonciere : € 884.00              | Heating : Oil Fired central heating | Hot Water : Electric    |                     |

## Construction

## Services

|                     |                                 |                         |                               |
|---------------------|---------------------------------|-------------------------|-------------------------------|
| Year : 18th Century | Type : Residential              | Tele / ADSL : Yes       | Drainage : Septic Tank        |
| Roof : Slate        | Condition : Excellent Condition | Glazing : Double Glazed | Eco Features : Double Glazing |

## Grounds

## Ancillary Buildings

|                                 |                     |  |
|---------------------------------|---------------------|--|
| Land Area : 5035 m <sup>2</sup> | Boundary : Enclosed | STONE BARN 40m2 with Upper Floor. Electricity in-situ. |
| Terrace : Enclosed Courtyard    | Garden Well : Yes   |  |
| Garage : Barn                   | Car Port : No       |  |
| Swimming Pool : Possible        |                     |  |
| Outbuildings : Stone Barn       |                     |  |

**For Further Information, please contact.**

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