

An Authentic 18C Stone Farm Ensemble, Beautifully Renovated, With Barns and Pool



€ 399,000 fai

FCH827

A large and authentic 18th Century Béarnaise farm ensemble which has been beautifully restored, preserving many original features. Situated just a short distance from the 14th Century fortified town of Navarrenx, voted one of France's "plus beaux villages", the property sits in almost an acre of private land on the edge of a quiet rural village, with views across the countryside and a glimpse of the Pyrenees mountains from the front courtyard.

Attractive wrought-iron gates lead through to a courtyard entrance of the estate with the beautiful stone façade forming an L-shape. Inside you will find two large reception rooms, a study, a dining kitchen, utility room, shower room and WC and a generous double bedroom with en-suite facilities on the ground floor. A beautiful, carved staircase rises to the first floor with its stone feature wall and original parquet floors. From the landing, there are four more bedrooms (two en-suite) and the family bathroom, plus access to the second floor attic, which offers sufficient headroom and volume to transform into further bedrooms.

The attached barn can be accessed independently, or from within the farmhouse and is currently separated into several areas; a boiler room, a workshop, garage for parking and storage areas, with a second floor exploitable too. The landscaped gardens are entirely enclosed – mainly by a pretty river-stone wall, and offer views across the countryside toward the town of Navarrenx. An 8 x 4.5M in-ground pool completes the estate.

This exceptional private residence offers huge potential for those who would like to offer holiday accommodation. The

renovations were carried out with B&B accommodation in mind; three of the five double bedrooms have private en-suite shower rooms and two share a bathroom. Alternatively, with planning approval, it is possible to create independent holiday gites within the large attached barn, keeping the main residence as a spacious family home.

French Character Homes is delighted to be marketing this exemplary property!

Property Features

Additional Information

Habitable Space : 280 m ²	No of Rooms Total : 8	No. Reception Rooms : 2	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 4	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 1186.00	Heating : Town Gas Central Heating	Hot Water : Gas Boiler	

Construction

Year : 18th Century	Type : Residential
Roof : Slate Tiles	Condition : Very Good

Services

Tele / ADSL : Yes / Yes	Drainage : Septic Tank Installed 2013
Glazing : Double Glazing	Eco Features : Double Glazing

Grounds

Land Area : 3771 m ²	Boundary : Enclosed
Terrace : Yes	Garden Well : Yes
Garage : In Barn	Car Port : No
Swimming Pool : 8M x 4.5M (1.5M depth)	
Outbuildings : Large Attached Barns	

Ancillary Buildings

Large attached barn of 250m² with an upper floor.

For Further Information, please contact.

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