

A Magnificent Stone Ensemble With Origins Dating to the 18th Century



€ 399,000 fai

FCH829

This "picture postcard" pretty ensemble of character stone farm buildings is situated in a charming béarnaise village just a few kilometers from the 14th century fortified town of Navarrenx - one of France's "plus beaux villages".

With origins dating to the 18th century, this outstanding property is presented in excellent condition, having been entirely renovated and recently re-roofed. The property offers a multitude of opportunities and comprises of an immaculate 4 bedroom family home, the original 18C farmhouse - set over three floors and requiring renovating and attached barns offering 320m² over two floors, with three beautiful stone arched openings on the ground floor level.

A country impasse leads to the electronic gated entrance from the village lane and into a graveled courtyard. The main farmhouse is in the centre of the ensemble of buildings with an entrance hallway, WC, large kitchen, utility room and 41m² salon and dining room on the ground floor. The upper floor landing leads to four bedrooms, a WC and a family bathroom. The ground floor of the barn can be accessed via the salon, offering the potential to extend the living accommodation with the stone arches providing a beautiful feature for a grand reception room. The original farmhouse, with plans to convert to an independent gîte, has its own private access via the rear gardens.

The grounds, of a little over one acre, are laid to lawn with the landscaping focused closer to the property, including a wonderful, colourful display of Hortensias set against the immaculately restored stonework of the farmhouse. The village river

meanders along the foot of the gardens.

This is a truly exceptional listing in the quality of its presentation!

Property Features

Additional Information

Habitable Space : 160 m ²	No of Rooms Total : 6	No. Reception Rooms : 1	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 0	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 1000.00	Heating : Oil fired central heating	Hot Water : Electric	

Construction

Services

Year : 18th and 19th Century	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Roof : Tiled - Good condition	Condition : Excellent Condition	Glazing : Double Glazing	Eco Features : Double Glazing

Grounds

Ancillary Buildings

Land Area : 4,535 m ²	Boundary : Partially Enclosed	Large attached barn in excellent condition (re-roofed) 160m ² on ground floor with upper floor level of 160m ² . Three arched doorways with new shutters on ground floor. 18th Century original house to be developed as a gite, offering approximately 60m ² on ground and first floor, second floor mansard
Terrace : Yes	Garden Well : Yes	
Garage : In Barn	Car Port : Yes	
Swimming Pool : No		
Outbuildings : Gite to renovate and Large Barns		

For Further Information, please contact.

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