

Beautiful Stone Bergerie With Guest Annex and Swimming Pool



€ 375,000 fai

FCH831

Situated in a pretty village just 15 minutes from the historical market towns of Navarrenx, Sauveterre de Bearn, Saint Palais and Mauleon, this converted stone bergerie (sheep fold) enjoys a peaceful location in mature, planted gardens with an in-ground swimming pool.

The bergerie habitable space of approximately 235m², including the independent gite, has been intelligently conceived. The accommodation is immaculately presented throughout and entirely modulable, for use as a three bedroom main house, with attached two bedroom guest wing, or a spacious five bedroom home.

Accommodation in the main house is centred around a comfortable sitting room with full height to the exposed ceiling beams, overlooked by a first floor galleried mezzanine. A ground floor bedroom with private en-suite shower room and WC extends from one side of the sitting room and a fully equipped dining kitchen, with feature fireplace and patio doors accessing the wrap-around south east facing covered terrace, from the other. From the kitchen, a guest toilet and a fully equipped utility room completes the ground floor level. Two further bedrooms, one with a newly installed private bathroom, can be found on the first floor, to either side of the mezzanine gallery.

A first floor guest annex, providing two bedrooms, a shower room, an open plan kitchen and sitting room with private balcony can be accessed via a separate entrance staircase, or via the first floor of the main house, making the space

adaptable for accommodating additional guests or as a holiday rental gite. The village itself is located on the pilgrims' route to Santiago, '*le Chemin de St. Jacques de Compostelle*', providing the opportunity to compliment any potential summer rental income with a steady stream of B&B business from walkers outside of the summer season.

Outside, the pretty gardens are of a manageable size for a holiday home, mainly laid to lawn, with some mature planting, with a gated entrance and an in ground swimming pool, near to the terrace. A 30m2 garage and 6m2 cellar have also been integrated into the bergerie conversion, providing storage and secure, off street parking.

Property Features

Additional Information

Habitable Space : 235 m ²	No of Rooms Total : 9	No. Reception Rooms : 2	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 2	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 800.00	Heating : Central Heating Gas	Hot Water : Electric	

Construction

Year : 1851	Type : Residential
Roof : Tiled	Condition : Good

Services

Tele / ADSL : Yes / Yes	Drainage : Mains Drainage
Glazing : Partial Double Glazing	Eco Features : Partial Double Glazing

Grounds

Land Area : 1,505 m ²	Boundary : Enclosed
Terrace : Yes	Garden Well :
Garage : Yes 30m2	Car Port : No
Swimming Pool : Yes 10M X 4M	
Outbuildings : No	

Ancillary Buildings

Independent gîte of approximately 45m2, incorporated into the bergerie, with a separate access staircase offering 2 bedrooms, a shower room, a sitting room with corner kitchen and private balcony.

For Further Information, please contact.

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