

**A Handsome 18C Village House, Walking Distance to a Popular Tourist Town**



**€ 695,000 fai**

**FCH923**

An immaculately presented 18th century property, privately situated in a quiet impasse of a pretty béarnaise village, close to the 14th century fortified town of Navarrenx, voted one of France's prettiest villages. This beautifully presented property has undergone substantial renovations during the past 20 years, including a comprehensive overhaul of all roofs, new installations of plumbing and electricity and installation of Fibre and Ethernet throughout the entire home with LAN telecommunications sockets in all bedrooms. The property also benefits from mains drainage and town gas central heating.

Upon entering the electric gated entrance, the drive leads through attractive gardens, resplendant with centennial trees and mature shrubs, to the Manor House, courtyard with well, double garage, woods and stone walled garden beyond. The grounds are entirely enclosed. The guest annex is adjoined to the main property, with a workshop in between the two buildings. The main house offers 3 reception rooms, an independent kitchen with separate dining room, 5 double bedrooms and two bathrooms over the ground, first and second floors. The guest annex, requiring a little updating, provides independent accommodation with two bedrooms, a kitchen, living room and shower room. The current owners chose not to install a swimming pool, but one could easily be built in the walled garden to the west of the property - a constructible plot with views across the lush béarnaise countryside toward the pyrenees mountains.

The environment is bucolique and peaceful, yet not at all isolated. There are neighbouring properties in the village, but the impasse ends at the Manor House, with only fields to the rear. The popular fortified town of Navarrenx is a short cycle ride, or

20 minute stroll, where you can find all essential amenities and medical services, along with cafes and restaurants, in the most charming of settings. Many cultural festivals, including summer evening musical concerts in the ancient amphitheatre, can be enjoyed throughout the year. The property also benefits from being walking distance to a little known riverside beach, where it is possible to picnic, kayak or paddle in the nearby Gave d'Oloron.

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 : 350 m <sup>2</sup>	No of Rooms Total : 9	No. Reception Rooms : 3	No. of Bedrooms : 5
Bathrooms : 0	Shower Rooms : 2	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 1055.00	Heating : Town gas central heating	Hot Water : Gas Boiler	

### Construction

Year : 18th Century	Type : Residential
Roof : All roofs entirely renovated in 2011	

### Services

Tele / ADSL : Telephone / Wi-Fi / Fibre Optique	Drainage : Mains Drainage
Glazing : Partially Double Glazed - north elevation	Eco Features : Cellulose Wadding Insulation

### Grounds

Land Area : 7623 m <sup>2</sup>	Boundary : Entirely enclosed
Terrace : Dining Terrace	Garden Well : Yes
Garage : Yes	Car Port : Yes used as tractor and wood store
Swimming Pool : No	
Outbuildings : Guest Annex, Double Garage, Carport	

### Ancillary Buildings

Independent guest annex of approximately 62m<sup>2</sup>, comprising a kitchen, living room, bedroom, shower room on the ground floor and a second bedroom on the first floor. The annex is in good order, requiring updating and refreshing. A workshop of 35m<sup>2</sup> adjoining the Manor House with an arch entrance. Do

**For Further Information, please contact.**

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