

A Beautifully Converted Stone Bergerie with Swimming Pool and Mountain Views



€ 450,000 fai

FCH1135

Situated in a pretty village just 10 minutes from the medieval hilltop town of Sauveterre de Bearn and 15 minutes from the historical market towns of Navarrenx, Saint Palais and Mauleon, this converted stone bergerie enjoys a peaceful location in mature, landscaped gardens with an in-ground swimming pool and views across to the Pyrenees mountains.

This beautiful family home is immaculately presented throughout, offering generous living space on the ground floor and four bedrooms on the upper floor; the master bedroom with its own private bathroom suite. The upper floor configuration allows for the possibility to separate the living quarters, in order to provide an independant guest annex or gite with two bedrooms.

Accommodation on the ground floor is centred around an elegant sitting room, adorned by a first floor galleried mezzanine, open to the exposed ceiling beams. A large, fully equipped 40m2 dining kitchen with with feature fireplace and patio doors accessing the south east facing covered dining terrace provides a wonderful room for the family and for entertaining guests. A preparation kitchen and utility room and WC leads from the main kitchen, also giving access to the gardens to the rear of the bergerie with raised herb beds. A formal dining room, shower room with WC, and a cloakroom extend from the other side of the sitting room.

The first floor accommodation provides four bedrooms and two bathrooms, plus a generous office space on the mezzanine. A separate entrance staircase to the north elevation of the bergerie allows the possibility to divide the upper floor accommodation

to offer a two bedroom independent apartment with its own sitting room, kitchenette and picturesque balcony. The village itself is located on the walkers route to Santiago, '*le Chemin de St. Jacques de Compostelle*', providing the opportunity to compliment summer holiday rental income with a steady stream of B&B business from walkers outside of the summer season.

Outside, the pretty gardens of a little over a quarter acre have been beautifully landscaped with mature planting and views extending across the countryside to the Pyrenees mountains. With its gated entrance, the property is entirely private with an in-ground swimming pool, ideal for a full time residence or a holiday home in this desirable location. The property also offers a 30m2 garage and off street parking for several vehicles.

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 : 235 m²	No of Rooms Total : 8	No. Reception Rooms : 3	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 2	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 900.00	Heating : Gas Central Heating, Electric Radiators, Wood Stov	Hot Water : Electric	

Construction

Year : 1851	Type : Residential
Roof : Tiled	

Services

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

Grounds

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

Ancillary Buildings

Possible to separate the property into two distinct dwellings. An independent staircase leads to a first floor apartment of 45m2 providing two bedrooms, a bathroom and an open plan living room with kitchen and private balcony.

For Further Information, please contact.

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