

Charming Late 18th Century Residence in a Popular Tourist Village



€ 250,000 fai

FCH1139

Tucked away in the heart of a picturesque village in southwest France, this late 18th-century country home is brimming with period charm and untapped potential. In need of sympathetic restoration, it offers a rare opportunity to revive a historic property and create a stunning family home or holiday home.

Set across approximately 215m² of habitable space, the house boasts an array of enchanting original features, including flagstone floors, wood panelling, and beautifully carved chimneypieces. The spacious ground floor includes three reception rooms, a study, a basic kitchen, utility area, and WC. Upstairs, you'll find three generous bedrooms to the front elevation and two smaller bedrooms overlooking the rear gardens, a family bathroom, and a separate WC—offering ample space for modern family living.

Attached to the main residence are two characterful outbuildings: a former lavoir (traditional laundry house), perfect for garden storage or conversion, and an impressive barn offering 90m² on the ground floor with a further 130m² above. This vast space could be transformed into additional living quarters, gîtes, or a creative studio—subject to necessary permissions.

The mature, walled gardens provide a private and peaceful setting with established trees and shrubs, ideal for outdoor entertaining or quiet reflection.

Ideally located equidistant between the medieval hilltop town of Sauveterre-de-Béarn and the 14th-century fortified town of Navarrenx, this home enjoys both rural tranquillity and access to the vibrant cultural and tourist life of the region.

Whether you're looking for a grand renovation project, a family home with space to grow, or a property with business potential in a popular tourist destination, this charming residence invites you to reimagine its next chapter.

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 : 215 m ²	No of Rooms Total : 9	No. Reception Rooms : 3	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 0	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 716.00	Heating : Electric	Hot Water : Electric water heater	

Construction

Year : 1780's	Type : Residential
Roof : Tiled	

Services

Tele / ADSL : Yes	Drainage : Septic Tank - non conform
Glazing : Mixed - Double and Single Glazing	Eco Features : Partially double glazed

Grounds

Land Area : 3140 m ²	Boundary : Entirely Enclosed Walled Garden
Terrace : Yes	Garden Well : Yes
Garage : In Barn	Car Port : No
Swimming Pool : No	
Outbuildings : Barns: 28.5m2 and 90m2 + 130m2 Upper Floor	

Ancillary Buildings

Large barn attached to main house offering 90m2 on the ground floor plus 130m2 on the upper floor level. Smaller attached barn; 28.5m2 former laundry room.

For Further Information, please contact.

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