

## Adorable Village House Built in 1840 With Large Barn, Workshop And Far Reaching Views



€ 187000 fai

FCH1165

Nestled in the rolling hills of the Béarnaise countryside, this delightful village house is a peaceful retreat that combines traditional charm with modern convenience. With breathtaking far-reaching views of the surrounding landscape, this property offers the perfect balance of privacy and accessibility, just 15 minutes from a lively market town with direct rail links to Paris and Bordeaux.

### Key Features:

- **Ground Floor:** A galley kitchen, cosy sitting room, bright dining room, WC, and shower room.
- **First Floor:** Three generously-sized bedrooms, providing plenty of space for family or guests.
- **Workshop & Barn:** The attached workshop is ideal for storing garden tools or furniture, while the large, detached barn offers endless possibilities for use, whether as storage or for a variety of projects.
- **Private Gardens:** The property is set in charming private gardens, featuring a courtyard at the entrance and a beautiful lawn at the rear, with grapevines winding their way over the space. The rear garden offers panoramic views over the picturesque Béarnaise countryside, perfect for outdoor living and entertaining.



Just 10 minutes from **Navarrenx**, one of France's most beautiful villages, with its medieval charm and 14th-century bastide architecture, and 15 minutes from the bustling market town of **Orthez**. The location offers excellent transport links, including the TGV to Paris and Bordeaux, and easy access to the Autoroute, providing a smooth drive to the Atlantic Coast or Toulouse.

This home is presented in good general condition, offering the ideal mix of traditional character, ample space, and the chance to enjoy the serenity of rural life, with excellent connections to major cities and towns. Perfect for those seeking a charming rural lifestyle with modern comforts.

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 : 110 m²	No of Rooms Total : 5	No. Reception Rooms : 2	No. of Bedrooms : 3
Bathrooms : 0	Shower Rooms : 1	W.Cs : 1	Utility Room : Yes
Tax Fonciere : € 144.00	Heating : Electric and Wood Burner	Hot Water : Electric	

### Construction

### Services

Year : 1840	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Fosse septique
Roof : Tiled		Glazing : Simple Glazing	Eco Features :

### Grounds

### Ancillary Buildings

Land Area : 583 m²	Boundary : Entirely Fenced
Terrace : Courtyard	Garden Well : No
Garage : Yes	Car Port : No
Swimming Pool : No	
Outbuildings : Workshop 19m2 and Barn 50m2 x2 floors	

**For Further Information, please contact.**

**Joanne Davey**

French Character Homes  
Telephone: +33 (0)5 59 12 28 13  
Mobile: +33 (0)6 77 70 21 98  
[sales@frenchcharacterhomes.com](mailto:sales@frenchcharacterhomes.com)  
[www.frenchcharacterhomes.com](http://www.frenchcharacterhomes.com)

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**S.A.S. French Character Homes**

R.C.S. PAU: 514275239 N° TVA : FR86514275239  
Carte Transaction Immobilière CPI 6402 2017 000 019 047  
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris