



CHARMING BÉARNAISE FARMHOUSE +
ADJOINING GUEST COTTAGE + POOL + 1.45
HECTARES + COUNTRYSIDE & MOUNTAIN
VIEWS

www.leggettprestige.com

CHARMING BÉARNAISE
FARMHOUSE +
ADJOINING GUEST
COTTAGE + POOL + 1.45
HECTARES +
COUNTRYSIDE & MOUNT...



PROPERTY FACT FILE	
REFERENCE	A23815CEL64
PRICE	€ 792,000 £ 671,260* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	5
ACCOMMODATION	324 m ²
LAND	14553 m ²
TOWN	Navarrenx
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	Ski
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Walking distance to shops
*Price based on current exchange rate which is subject to change	



- Peaceful, isolated + gîte, pool, 1.45HA for horses
- Excellent business potential with 4-bed gîte
- If permitted, ideal weddings, celebrations, events
- Property could be turned back into 6/7-bed house
- Easy-to-reach location between mountains & sea

CHARMING BÉARNAISE
FARMHOUSE +
ADJOINING GUEST
COTTAGE + POOL + 1.45
HECTARES +
COUNTRYSIDE &
MOUNTAINS
Ref: A23815CEL64

This splendid Béarnaise farmhouse is in a beautiful hilltop location in the heart of the Jurançon wine area, halfway between Atlantic beach resorts and Pyrenean ski resorts.

In excellent condition, the property has been tastefully renovated and

DESRIPTIF

Built in about 1650, this charming farmhouse of 324m² is in a rural hilltop location, yet is just a short drive away from the local village, where you can buy bread, and from several small towns with supermarkets. The farmhouse is in the picturesque Jurançon wine area - a veritable haven of peace and tranquillity!

The property comprises the main house of 225m², which has three bedrooms - and an adjoining guest cottage/gîte of 97m², which has four bedrooms. Should you wish to use the property as one huge house with seven bedrooms, it would be relatively easy to create internal access between the two buildings on each of the three floors.

From a quiet country lane, a short tree-lined entrance drive leads down to the property. There is a double garage for covered parking, as well as an outdoor parking area in front of the main part of the farmhouse.

From the parking area, a paved path leads up to the front door. To the left of the path is a south-facing courtyard with a sunny dining terrace, as well as a covered seating area where you can dine in the shade.

The front door of the farmhouse opens into an entrance hall with a WC and a traditional wooden staircase to the upper floors. To the left of the hall is a spacious kitchen, which has a small dining area, a large pantry and a door out to the garden and swimming pool. Beyond the kitchen is a large sitting room with a stone fireplace and wood-burning stove. Huge curved French doors open to the dining terrace and walled

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23815CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

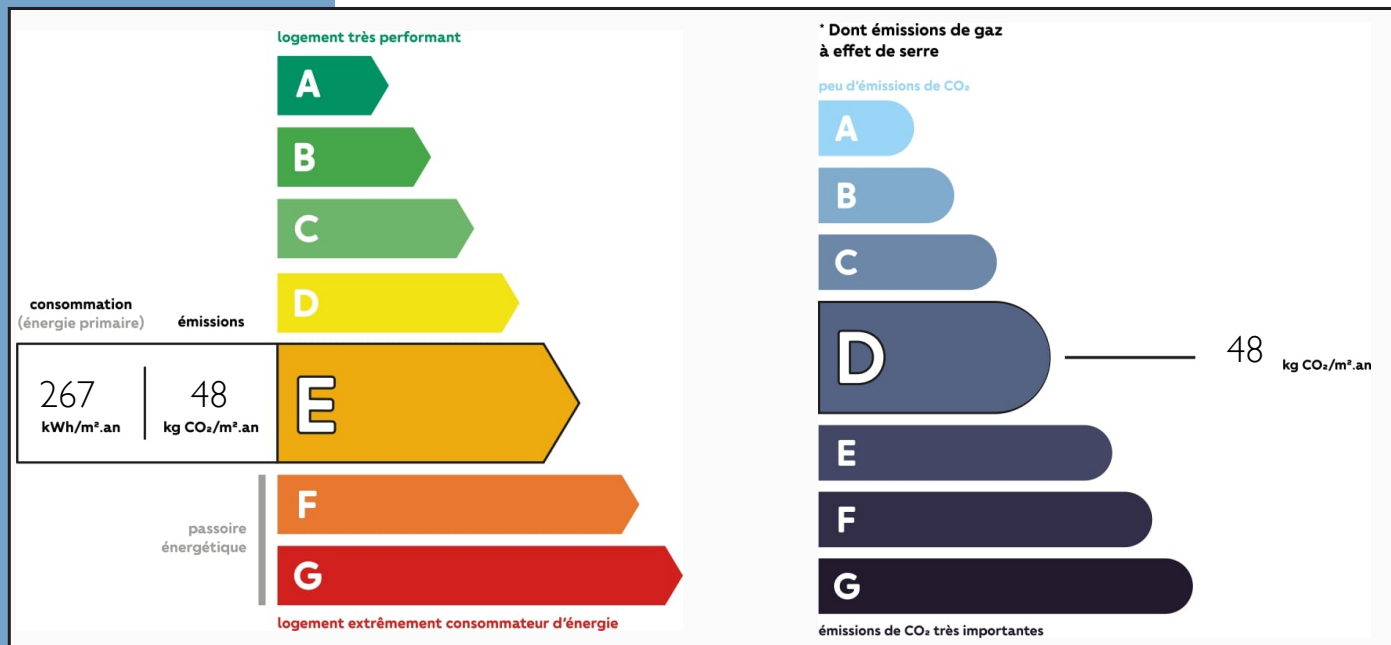


CHARMING BÉARNAISE
FARMHOUSE + ADJOINING
GUEST COTTAGE + POOL +
1.45 HECTARES +
COUNTRYSIDE & MOUNT...

Ref : A23815CEL64

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A23815CEL64
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr