



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

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



PROPERTY FACT FILE	
REFERENCE	A23815CEL64
PRICE	€ 792,000 £ 681,556* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	5
ACCOMMODATION	324 m ²
LAND	14553 m ²
TOWN	Navarrenx
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	0-2KM to amenities
TYPE	Gîte, Bed and Breakfast
CONDITION	Excellent condition
FEATURES	Garage, Barns / outbuildings, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 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

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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

DESCRIPTIF

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

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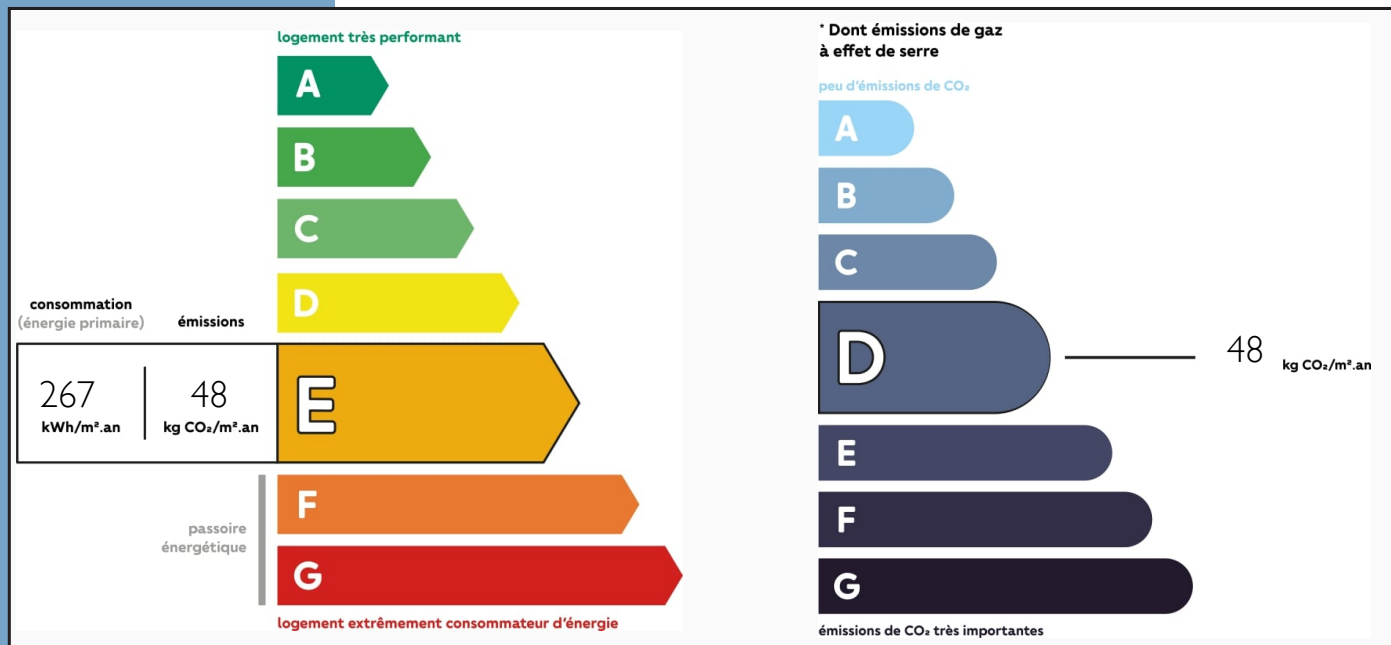


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ENERGIE-DPE

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



NOTICE

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CONTACT

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AND PHOTOS
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