



## OFFER ACCEPTED - EXQUISITE COUNTRY HOUSE + GÎTE/GUEST COTTAGE + GORGEOUS GARDEN OF 1.6 ACRES WITH STREAM



OFFER ACCEPTED -  
EXQUISITE COUNTRY  
HOUSE + GÎTE/GUEST  
COTTAGE + GORGEOUS  
GARDEN OF 1.6 ACRES  
WITH S...



PROPERTY FACT FILE	
REFERENCE	A27017CEL64
PRICE	€ 495,000 £ 411,865* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	4
ACCOMMODATION	308 m <sup>2</sup>
LAND	6650 m <sup>2</sup>
TOWN	Navarrenx
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, River Frontage, Private parking
*Price based on current exchange rate which is subject to change	





- 2 traditional Béarnaise country houses: ideal gîte
- 6,650m<sup>2</sup> riverside land + woodland + barns
- Isolated countryside location - not overlooked
- Bread delivery to house + shops/schools 12 mins
- Chemin-St-Jacques-Compostelle - ideal B&B pilgrims

OFFER ACCEPTED -  
EXQUISITE COUNTRY  
HOUSE + GÎTE/GUEST  
COTTAGE + GORGEOUS  
GARDEN OF 1.6 ACRES  
WITH S...

Ref : A27017CEL64

OFFER ACCEPTED - Located in a magical setting, this stunning 18th-century country house with guest cottage has so much to offer... eight spacious bedrooms, gorgeous period features and delightful grounds crossed by a little river!

## DESRIPTIF

...

Built in the 18th century and retaining many of its original features, this gorgeous country property comprises a main house of 135m<sup>2</sup> and a guest cottage of 173m<sup>2</sup>. Situated in a tranquil location in the heart of the beautiful Béarnaise countryside, this wonderful property is ideal for anyone searching for a luxurious family home or holiday home. You also have the option of generating an income by renting out the guest cottage to holidaymakers, either as a gîte or for B&B.

The main house and the guest cottage are set either side of a paved terrace, which overlooks delightful mature gardens of 6,650m<sup>2</sup>. A little river on one side of the grounds is crossed by a romantic wooden bridge à la Monet - and there is a wooden outbuilding of about 50m<sup>2</sup> at the far end of the land, along with a children's playhouse.

From the terrace, the front door of the main house opens into a huge open-plan main room with a sitting area, a dining room and a kitchen area. The room has a lovely open fireplace and a working bread oven!

From the main room, a corridor leads round to a bedroom, which has super views of the garden. A shower room with an Italian-style shower and a separate WC are also accessible from the corridor.

From the main room, a beautiful wooden staircase leads up to the first floor, which comprises a landing, a large bedroom, a family bathroom and a separate WC.

The second floor comprises a bedroom and a landing, which can be used as a small sitting room/library/study ar

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27017CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



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

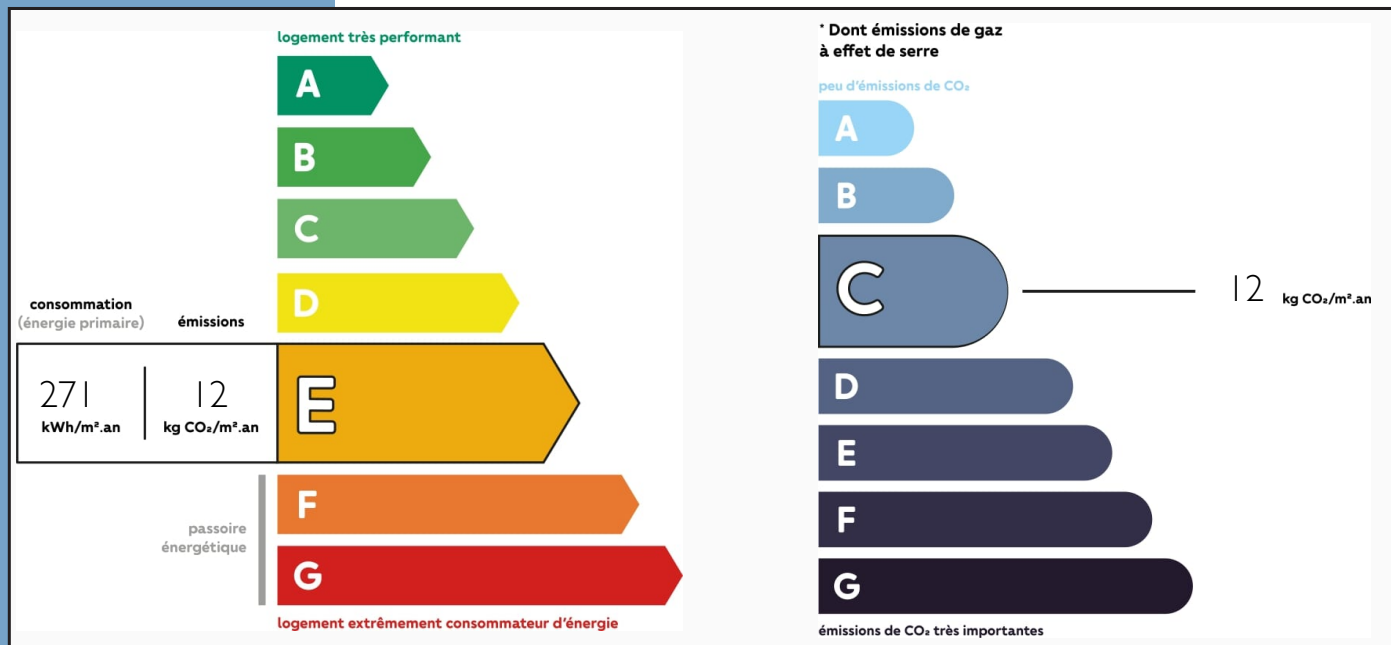
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

OFFER ACCEPTED - EXQUISITE  
COUNTRY HOUSE +  
GÎTE/GUEST COTTAGE +  
GORGEOUS GARDEN OF 1.6  
ACRES WITH S...

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

Ref : A27017CEL64

## ENERGIE-DPE



## 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 :A27017CEL64  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)