



UNDER CONTRACT - EXQUISITE COUNTRY HOUSE + GÎTE/GUEST COTTAGE + GORGEOUS GARDEN OF 1.6 ACRES WITH STREAM

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



PROPERTY FACT FILE	
REFERENCE	A27017CEL64
PRICE	€ 495,000 £ 409,885* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	4
ACCOMMODATION	308 m ²
LAND	6650 m ²
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
- 6,650m² 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

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UNDER CONTRACT - 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

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Built in the 18th century and retaining many of its original features, this gorgeous country property comprises a main house of 135m² and a guest cottage of 173m². 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 6,650m². 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 50m² 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

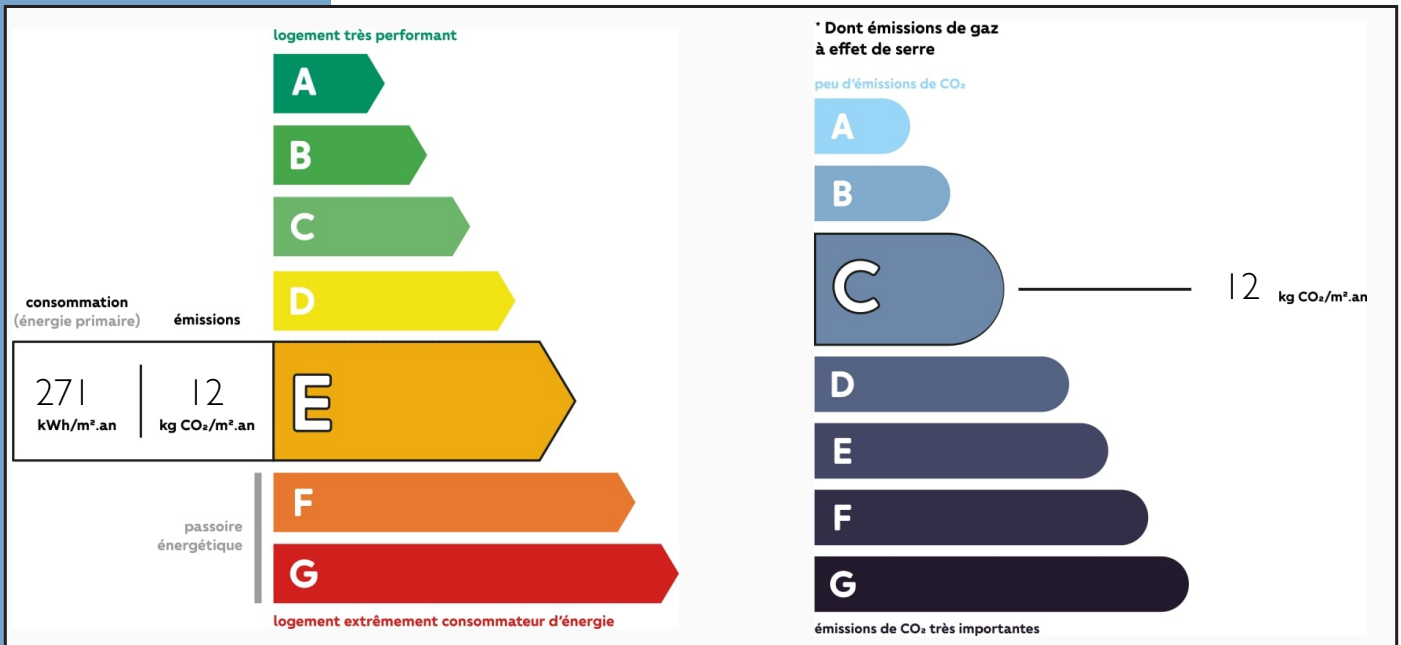


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EXQUISITE COUNTRY HOUSE
+ GÎTE/GUEST COTTAGE +
GORGEOUS GARDEN OF 1.6
ACRES WITH S...

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

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ENERGIE-DPE



NOTICE

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

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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

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