





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

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SOLD - EXQUISITE
COUNTRY HOUSE +
GÎTE/GUEST COTTAGE +
GORGEOUS GARDEN OF





#### PROPERTY FACT FILE

REFERENCE A27017CEL64

\*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** 

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

SOLD - 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!

DESCRIPTIF

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SOLD - 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  $6,650m^2$ . 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  $50m^2$  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/s

More Online :

https://leggettprestige.com/luxury-property-for-sale/view/A27017CEL64 COMPLETE FILE AND PHOTO ON REQUEST SOLD - EXQUISITE
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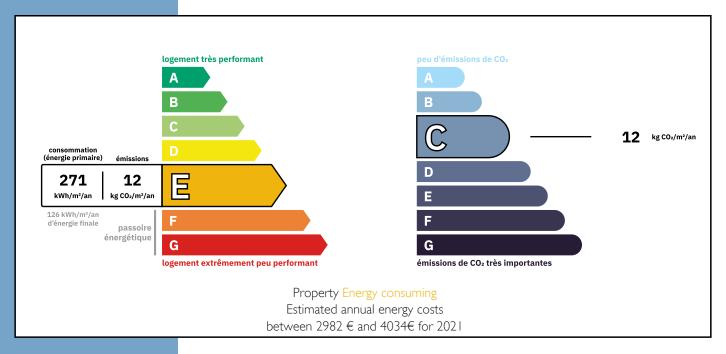




SOLD - EXQUISITE COUNTRY HOUSE + GÎTE/GUEST COTTAGE + GORGEOUS GARDEN OF 1.6 ACRES WITH STREAM Information about risks to which this property is exposed is available on the Géorisques website : <a href="https://www.georisques.gouv.fr/">https://www.georisques.gouv.fr/</a>

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### **ENERGIE-DPE**



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## CONTACT

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