

## OFFER ACCEPTED -COUNTRY HOUSE NR NAVARRENX + GÎTE + LANDSCAPED GROUNDS 7 ACRES + PANORAMIC MOUNTAIN VIEWS...



## INFORMATION

Town:	Navarrenx
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	3
Floor:	280 m2
Plot Size:	29480 m2



## IN BRIEF

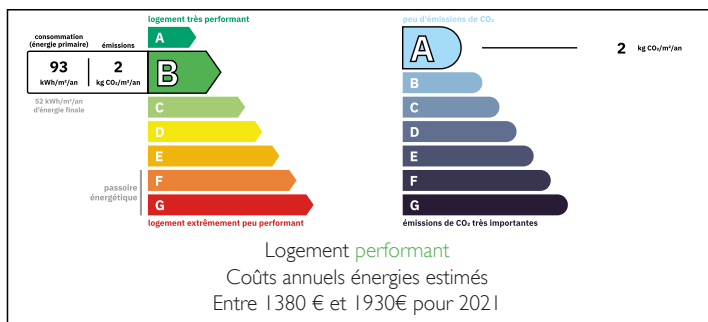
OFFER ACCEPTED - Hidden away in a little corner of paradise, this 18th-century Béarnaise country house with one-bedroom gîte is perfect for a family home or a luxurious holiday home!

With six bedrooms in total, you'll have plenty of room to entertain family and friends... and you can gather together on the delightful south-west-facing terrace, where you can enjoy panoramic views of the Pyrénées as you dine alfresco...

Set in 2.9 hectares of meadows and woodland, the property is ideal for horses... and you might even like to offer B&B to horse-riders - and their horses! - who are following the trans-European "Route d'Artagnan" bridleway, which passes at the end of the lane!

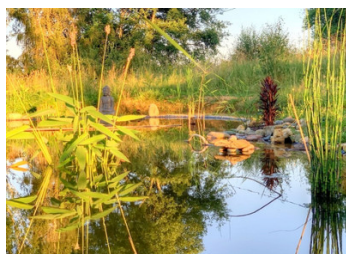
Should you wish to rent out the gîte to holidaymakers - or even the whole house - your

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

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If your dream is to find a gorgeous hilltop hideaway overlooking the Pyrénées, where you can entertain friends and family in style, look no further than this charming country house in the Béarn!

Set in nearly three hectares of land with meadows and forest, this excellent property has a main house of about 230m<sup>2</sup>, a self-contained gîte/guest apartment of about 50m<sup>2</sup>, a fantastic south-facing terrace and amazing panoramic views of the Pyrénées. With the closest neighbour about 200 metres away, the house is completely private and a veritable haven of peace and tranquillity...

The property is approached along a private drive, which leads up to a parking area and to a garage, which is on the corner of the building between the gîte/guest apartment and a gym/games room. A door from the garage opens into the gym/games room, from where you can access both the ground floor and first floor of the main house, as well as the gîte/guest apartment via a lockable door.

From the parking area, stone steps lead up to the front door of the main house, which opens into a sunny sitting room/dining room. There are French doors out to the garden on three sides of the room, making it feel light and airy - and during the cooler months, the Godin wood-burning stove and heat-retaining wall will keep you warm and cosy!

Beyond the sitting room/dining room is a fabulous kitchen, which overlooks the garden - and adjacent to the kitchen, French doors...

## LOCAL TAXES

**Taxe foncière:** 1000 EUR

**Taxe habitation:** EUR

## NOTES