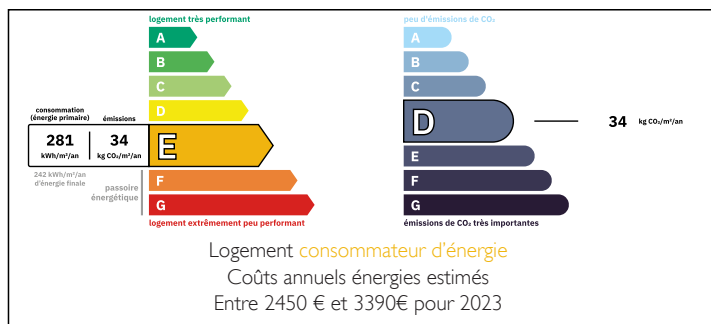


## PRETTY BÉARNAISE FARMHOUSE NEAR NAVARRENX + GARDEN + BARN + RURAL VIEWS + SHOP & BISTRO A 10-MINUTE WALK...



## ENERGY - DPE



## INFORMATION

Town:	Navarrenx
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	2
Floor:	118 m2
Plot Size:	1115 m2

## IN BRIEF

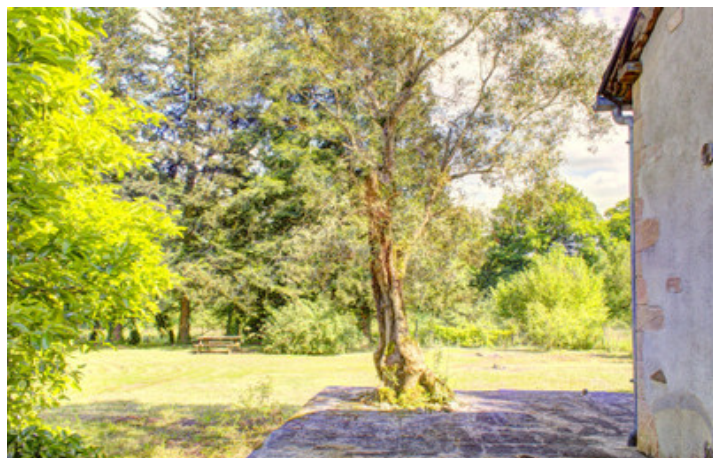
Located on the outskirts of a peaceful village near the delightful bastide town of Navarrenx, this charming turn-of-the-century farmhouse is perfect for a wonderful family home or a super holiday home.

The property comprises a traditional-style farmhouse, a two-storey barn, a paved courtyard and a splendid south-facing garden planted with huge mature trees that provide welcome shade during the summer months. The garden also has a terrace with a barbecue area and lovely views of the beautiful Béarnaise countryside.

Should you wish to use one or more of the bedrooms for Bed and Breakfast guests, the Chemin-de-St-Jacques-de-Compostelle is just 500 metres away! Pilgrims and tourists alike will love the property's tranquil setting and its proximity to Pyrenean ski resorts, Atlantic beach resorts, the

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

...

Built in the late 1800s, this cosy Béarnaise farmhouse has been stylishly renovated to combine a contemporary décor with traditional architectural features, which include exposed beams, exposed stone walls, a traditional wooden staircase and a Béarnaise stone sink.

This welcoming family home (118m<sup>2</sup>) also has a large two-storey barn (60m<sup>2</sup> x 2) on the far side of the paved courtyard and a lovely garden with a terrace for dining alfresco. The south-facing garden (1,115m<sup>2</sup>) has delightful views of the surrounding countryside - and there is plenty of flat land for a swimming pool, if desired.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

From the courtyard, the front door of the house opens into a small hall area with a wooden staircase to the upper floors. To the left is a spacious, open-plan sitting room/dining room, which has a traditional Béarnaise stone sink and a fireplace with a Jotul wood-burning insert. Beyond this room is a spacious kitchen with French doors out to the garden.

To the right of the hall area are two adjoining rooms, a shower room and a separate WC. The rooms could be transformed into a ground-floor master-bedroom suite, a B&B suite for accommodating holidaymakers/pilgrims or used as office space/consulting rooms.

The first floor of the farmhouse comprises a bedroom with built-in wardrobes, a master bedroom, also with built-in wardrobes, and an adjoining family bathroom. The second floor, which has sloping ceilings, is currently used as a huge loft-style bedroom, but could easily be divided up to make two separate bedrooms or...