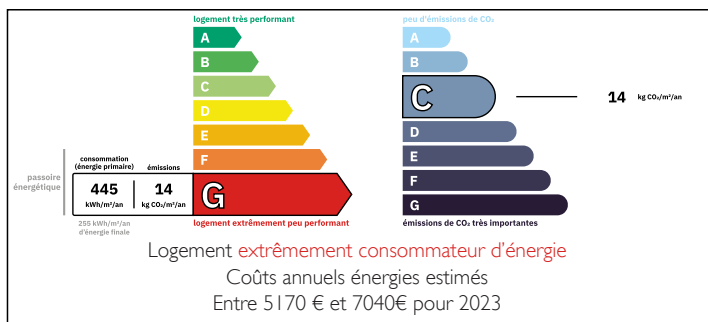


## EXQUISITE COUNTRY HOUSE IN A MAGICAL SETTING + STUDIO GÎTE + B&B SUITES + POOL + STUNNING MOUNTAIN VIEWS!



## ENERGY - DPE



## INFORMATION

Town:	Navarrenx
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	4
Floor:	178 m2
Plot Size:	2487 m2

## IN BRIEF

Located in a magical countryside setting, this elegant country house with gorgeous fairytale gardens has so much to offer...

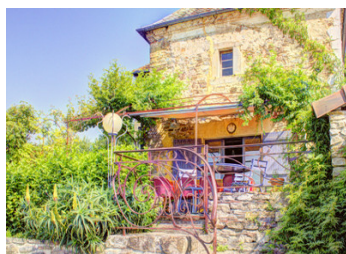
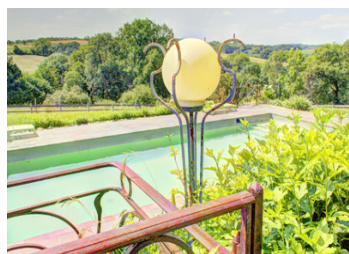
Built in honey-coloured stone, the property is an ideal size for a wonderful family home - and there is even a cosy ground-floor guest apartment for accommodating friends and family when they come to stay!

The property would also be perfect for a lovely holiday home since you are halfway between the mountains and the sea... with beaches just 60 minutes away and Pyrenean ski resorts about 70 minutes away.

Should you wish to offer accommodation to tourists, the property already has two bedroom-suites for B&B guests, along with pilgrims following the Chemin-de-St-Jacques-de-Compostelle pilgrim

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.



## LOCAL TAXES

**Taxe foncière:** 668 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

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Built in 1806, this splendid country property comprises a main house, an adjoining studio apartment and several outbuildings.

Situated in a tranquil location in the heart of the beautiful Béarnaise countryside, this wonderful country house is ideal for anyone searching for a unique and characterful family home or a spacious holiday home. You also have the option of generating an income by offering B&B in the main house or renting out the studio apartment to holidaymakers, either as a gîte or as a B&B suite.

The property is set in gorgeous mature gardens of 2,487m<sup>2</sup>. There are several outdoor dining terraces, along with a swimming pool (12.5m x 4.5m) and sun terrace, where you can relax poolside!

Located on a tiny country lane, a short private drive leads up to the front of the property and a sunny gravel courtyard. To the right of the house is an open-sided barn used as a carport; to the left are several outbuildings, which are accessible from both the courtyard and the gardens behind.

From the courtyard, the front door of the house opens into an entrance hall with a wooden staircase to the upper floors. The staircase also leads down half a level to a shower room with separate WC. This room is also accessible from the garden.

To the left of the entrance hall is a kitchen with a dining area and access to a terrace overlooking the gardens and pool at the back of the building; to the right...