

**PRICE REDUCTION. Manor House With Pool And Independent Guest Annex In Private Grounds**



**€ 595,000 fai**

**FCH954**

A handsome Manor House, set in just over an acre of private grounds, with an independent guest annex and swimming pool, just minutes from the popular tourist town of Navarrenx, voted one of France's most beautiful villages.

Upon entering the private gates of the estate, the property is approached via an alley of centennial trees, leading to the family home and separate guest annex. The 19th century manor house boasts a wealth of original features, from the herringbone parquet floors and wood panelling to the "oeil de beouf" feature windows and ornate fireplaces. Accommodation is spacious, with a large entrance hall central to the 46m<sup>2</sup> dining kitchen, study and formal dining room with sitting room beyond. The upper floor bedrooms are accessed via a beautiful galleried landing, serving a master bedroom with en-suite shower room and private dressing room, three guest bedrooms and a family bathroom. A huge cellar occupies the lower ground floor, housing the central heating boiler.

Outside, a large covered dining terrace, accessed via the dining room, provides the perfect spot for mid season barbecues and entertaining, whilst a pool-side covered terrace in the extended gardens, offers a shaded position for summer dining.

An attractive stone barn, sitting adjacent to the manor house, formerly the servants quarters and garage, has been transformed

into a self contained 2 bedroom guest annex, with an open-plan living room with fitted kitchen on the ground floor and two bedrooms, a shower room with WC and spacious mezzanine landing on the upper floor. The guest annex is fully independent, enjoying its own private garden, and has undergone a complete renovation to include heat pump underfloor heating and double glazing throughout making it ideal for visiting family or as a holiday rental in this popular tourist area.

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

## Property Features

### Additional Information

Habitable Space : 365 m <sup>2</sup>	No of Rooms Total : 12	No. Reception Rooms : 4	No. of Bedrooms : 6
Bathrooms : 1	Shower Rooms : 2	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 1000.00	Heating : Oil Fired Central Heating / Heat Exchange Pump	Hot Water : Central Heating Boiler + Electric Water Tank	

### Construction

Year : 19th Century	Type : Residential
Roof : Tiled	

### Services

Tele / ADSL : Yes / Yes	Drainage : Mains Drainage
Glazing : Single + Double Glazing	Eco Features : Guest Annex Double Glazed with Heat Pump Heating

### Grounds

Land Area : 5,097 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : No
Garage : Yes	Car Port : No
Swimming Pool : In Ground 10M x 5M	
Outbuildings : Guest Annex and Garage	

### Ancillary Buildings

Stone barn converted to guest annex of 105m<sup>2</sup>. Double glazed and centrally heated. Ground floor offers open plan living room with kitchen. Upper floor provides 2 double bedrooms, a shower room with WC and open mezzanine, large enough for additional / occasional guests.

**For Further Information, please contact.**

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