

**SOLD FURNISHED. 17C Béarnaise Village House in 2 Acres of Land with 11 horse boxes**



**€ 509000 fai**

**FCH1079**

Offered for sale furnished. This beautifully presented, and deceptively large, 17C village house is situated in a béarnaise village with a reputable auberge restaurant, just five minutes drive from the 14th century fortified town of Navarrenx, voted as one France's prettiest villages.

The property further benefits from over 5,000m<sup>2</sup> of private rear gardens with views across the lush Béarnaise countryside toward the Pyrenees Mountain Range.

A large barn of 195m<sup>2</sup> with eight stables, and a smaller out-building of 42m<sup>2</sup> with three stables, sits to the rear of the property and forms a courtyard which is accessed from the village and provides ample parking for several cars. A charming walled garden is situated to the east side of the property with direct access from the kitchen.

The property has been enjoyed by the present owner's family for two generations and gradually upgraded over the years.

Accommodation of 235m<sup>2</sup> is provided over three floors. The main entrance opens into a formal entrance hall with the original staircase straight ahead. To the right is the main sitting room with double aspect windows, a open fireplace and French doors leading out onto the terrace. Leading from this room is an office, a utility room and a ground floor shower room. The dining room, with its original Béarnaise stone fireplace, terracotta floor tiles and beamed ceiling is located to the left of the entrance and leads into the dining kitchen which benefits from an original fireplace with wood burning stove and direct access to the

walled garden.

The first floor offers a master bedroom with a en-suite bathroom and dressing; two further double bedrooms which share the bathroom situated on the semi-landing.

The third floor offers a large sitting room and the fourth bedroom plus the opportunity to create further accommodation in the undeveloped attic space (29m2)

The property also benefits from mains drainage.

The popular fortified town of Navarrenx is a short 15 mins cycle ride, or 25 minute stroll, where you can find all essential amenities and medical services, along with cafes and restaurants, in the most charming of settings. Many cultural festivals, including summer evening musical concerts in the ancient amphitheatre, can be enjoyed throughout the year.

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 : 235 m <sup>2</sup>	No of Rooms Total : 7	No. Reception Rooms : 3	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 858.00	Heating : Oil Fired Central Heating	Hot Water : Electrique Water Tank	

### Construction

Year : 17th Century	Type : Residential
Roof : Picon Tiled	

### Services

Tele / ADSL : Yes / Yes	Drainage : Mains Drainage
Glazing : Partially Double Glazed - Ground Floor	Eco Features : Partially Double Glazed

### Grounds

Land Area : 8000 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : Yes covered : 45m2	Garden Well : Yes
Garage : In Barn	Car Port : No
Swimming Pool : No	
Outbuildings : Large Barn with Horse Boxes	

### Ancillary Buildings

Large barn (195m2) with 8 horse boxes. Small barn (42m2) with 3 horse boxes. Covered terrace 45m2.

**For Further Information, please contact.**

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