

## **Picturesque Stone Farmhouse With Guest Annex And Far Reaching Views**



**€ 367,500 fai**

**FCH1067**

A charming and authentic 18th Century stone farmhouse and stone barn with two independent gites, set in 4,000m<sup>2</sup> of land, just a 10 minute drive from the 14th Century Fortified town of Navarrenx, voted one of France's prettiest villages.

In an elevated position in the heart of its pretty béarnaise village, the property is accessed by a private, gated entrance into a large gravelled courtyard with private gardens extending to the rear and side elevations of the ensemble.

The farmhouse is beautifully presented, having undergone renovations and redecoration in recent years. Many original features remain intact, including the flagstone flooring and a feature fireplace with wood burning stove in the sitting room, original tiles in the study and a stone arch picture window in the dining kitchen. Over three floors, the farmhouse provides 4 bedrooms, 3 shower rooms and a bathroom. A large, covered, travertine tiled, dining terrace to the rear elevation of the property provides an ideal spot for outdoor dining in the summer months. The pretty stone barn in the entrance courtyard is a great space for accommodating additional guests, with its two independent bedrooms with en-suite shower rooms. Currently, one of the rooms functions as a workspace for the artist owner and could easily serve as a workshop or study.

The property benefits from double glazing throughout and a micro-station septic tank system, installed in 2021, conforming to current regulations, which is under an annual maintenance contract.

This property would be ideal for those requiring guest facilities, or wishing to rent rooms on a B&B basis. The nearby town of Navarrenx is a popular tourist destination with a weekly market, good local commerce, craft fairs, summer evening markets and music festivals and an excellent choice of reputable restaurants. Situated one hour from the Pyrenees mountains and the Atlantic coast, and one hour from Biarritz and Lourdes airports.

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 : 170 m <sup>2</sup>	No of Rooms Total : 9	No. Reception Rooms : 2	No. of Bedrooms : 6
Bathrooms : 1	Shower Rooms : 5	W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 500.00	Heating : Oil Fired Central Heating / Wood Burner	Hot Water : Electric	

### Construction

Year : 18th Century	Type : Residential
Roof : Tiled	

### Services

Tele / ADSL : Fibre Optique	Drainage : Micro Station Septic Tank 2021
Glazing : Double Glazing	Eco Features : Double Glazing

### Grounds

Land Area : 4,078 m <sup>2</sup>	Boundary : Partially enclosed
Terrace : Covered Dining Terrace	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : No	
Outbuildings : Converted Stone Barn	

### Ancillary Buildings

Two independent guest suites and a wood cabin situated in the detached 40m<sup>2</sup> courtyard barn.

**For Further Information, please contact.**

**Joanne Davey**

French Character Homes  
Telephone: +33 (0)5 59 12 28 13  
Mobile: +33 (0)6 77 70 21 98  
[sales@frenchcharacterhomes.com](mailto:sales@frenchcharacterhomes.com)  
[www.frenchcharacterhomes.com](http://www.frenchcharacterhomes.com)

Document non-contractuel Mandat 2407 1067

**S.A.S. French Character Homes**

R.C.S. PAU: 514275239 N° TVA : FR86514275239  
Carte Transaction Immobilière CPI 6402 2017 000 019 047  
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris