

## **Superbly Presented Late 18C Village House With A Beautiful Stone Barn And Mountain Views**



**€ 450,000 fai**

**FCH1072**

This is a truly exceptional property, with picturesque 18th century stone facades, an arched entrance to the courtyard garden and original « Picon » tiled roof. The living quarters are presented in impeccable condition having undergone extensive and professional renovations in recent years, mindfully conserving the beautiful original features; exposed stone walls and fireplaces. An entrance hall leads to the 40m<sup>2</sup> dining kitchen and a 35m<sup>2</sup> sitting room, both rooms with direct access to the gardens. The first floor provides two large bedroom suites with private shower rooms and the second floor offers two further bedrooms with a shared bathroom.

The property has been significantly updated to benefit from the modern comforts of double glazing throughout and a heat pump heating system.

The south facing landscaped gardens include a sunny dining terrace, a spa jacuzzi, courtyard and vegetable plot. A beautiful detached stone barn, with an entirely new roof, is divided into two areas, one having a hardstanding flooring for storage or use as a garage. The second section is large enough to store the owners camping car, but would also make the perfect summer kitchen area with views directly toward the Pyrenees mountains.

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 : 210 m <sup>2</sup>	No of Rooms Total : 6	No. Reception Rooms : 2	No. of Bedrooms : 4
Bathrooms : 0	Shower Rooms : 3	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 721.00	Heating : Heat Pump Central Heating	Hot Water : Electric	

### Construction

Year : 1780	Type : Residential
Roof : Picon Tiles	

### Services

Tele / ADSL : Fiber Optic	Drainage : Combination Septic Tank and Mains Drainage
Glazing : Double Glazing	Eco Features : Heat Pump Heating / Double Glazing

### Grounds

Land Area : 1,196 m <sup>2</sup>	Boundary : Fully Enclosed
Terrace : Yes and Courtyard	Garden Well : Yes
Garage : Detached Barn	Car Port : Yes
Swimming Pool : No	
Outbuildings : Large Detached Barn 130m <sup>2</sup>	

### Ancillary Buildings

Large independent stone barn, with an entirely new roof (2021) offering 130m<sup>2</sup> on the ground floor, plus an upper floor of the same dimensions.

**For Further Information, please contact.**

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