

AMAZING 19th-CENTURY MAISON DE MAÎTRE OF 410m + APARTMENT + DANCE STUDIO/GYM + OUTBUILDINGS OF 400m, INCLUDING A FUNCTION ROOM WITH DANCE FLOOR +



INFORMATION

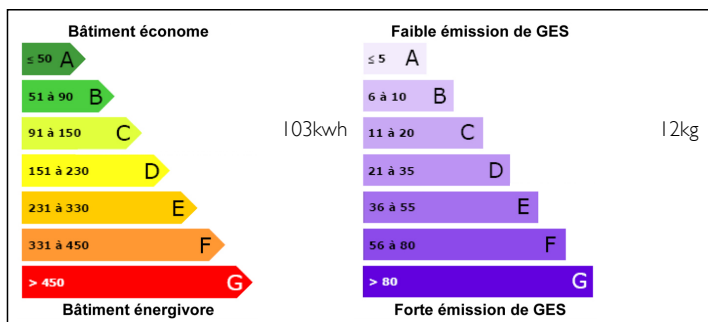
Town:	NAVARRENX
Department:	Pyrenees Atlantiques
Bed:	8
Bath:	3
Floor:	410 m2
Plot Size:	2954 m2



IN BRIEF

Conveniently located on the outskirts of a touristy riverside town in the Béarn, this delightful maison de maitre has so much to offer its new owners! Even though the house is huge, the atmosphere inside is welcoming and cosy, with many of the original 19th-century architectural features beautifully incorporated into property's elegant décor. The current owners use the house as a family home/holiday home, but its business potential is enormous if you intend to offer rental accommodation and/or to host events, as well. You are recommended to visit quickly to avoid disappointment!

ENERGY - DPE



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.



DESCRIPTION

Built in 1885, this super property is ready to move into today, albeit with a couple of rooms still to finish to your taste. The front of the house has entrance gates on either side of it - one opening into a small courtyard in front of a self-contained two-storey apartment (to finish), the other directly into the gardens and grounds to the side and back of the house. A large pool, terrace and barbecue area are conveniently located next to the house and extensive single-storey outbuildings, which extend along one side of the grounds almost to the end.

The ground floor of the main house has a wonderful open plan sitting room/dining room/kitchen area, along with two additional reception rooms, an office/study and a WC. Most of the rooms have open fireplaces as well as French doors which open onto a dining terrace overlooking the pool and grounds.

Upstairs, the first floor comprises a bedroom suite with an en suite shower room, a fireplace and access to an outside gallery with views of the pool and grounds. There are four further bedrooms on this floor and two bathrooms, one of which is shared by two of the bedrooms. There is also a separate terrace on this floor with plumbing in place for a jacuzzi and a sauna. On the second floor, there is a dance studio/gym with a dance bar and floor-to-ceiling mirror, yet another bedroom and two more rooms which have been partially renovated.

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LOCAL TAXES

Taxe foncière: 3300 EUR

NOTES