

## CHARMING BÉARNAIS MANOR HOUSE + STYLISH 4-BEDROOM GÎTE + POOL + 1.45 HECTARES + DELIGHTFUL COUNTRYSIDE VIEWS!



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Navarrenx            |
| Department: | Pyrénées-Atlantiques |
| Bed:        | 7                    |
| Bath:       | 5                    |
| Floor:      | 329 m2               |
| Plot Size:  | 14553 m2             |



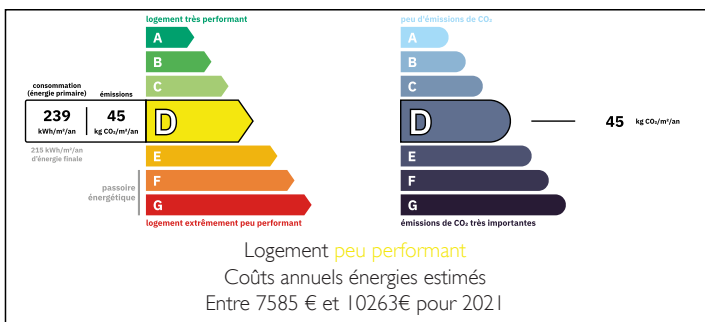
## IN BRIEF

This splendid Béarnais manor house is in a beautiful hilltop location in the heart of the Jurançon wine area, halfway between Atlantic beach resorts and Pyrenean ski resorts.

In excellent condition, the property has been tastefully renovated and modernised by the current owners, incorporating many delightful architectural features, such as a traditional wooden staircase in the main house, exposed rafters and exposed stone walls.

Ideal for a wonderful family home with 4 or 7 bedrooms, or for a holiday home, the property is set in 14,553m<sup>2</sup> (3.6 acres) of meadows and woodland, so perfect for horses. There are magnificent views from the swimming pool and its adjacent sun terrace of the rolling Béarnaise countryside, with views to the Pyrénées to the south.

## 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

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Built in about 1650, this charming manor house of 329m<sup>2</sup> is in a rural hilltop location, yet is just a short drive away from the local village, where you can buy bread, and from several small towns with supermarkets. The property is in the picturesque Jurançon wine area - a veritable haven of peace and tranquillity!

The property comprises the main house of 225m<sup>2</sup>, which has three bedrooms - and an adjoining guest cottage/gîte of 97m<sup>2</sup>, which has four bedrooms. Should you wish to use the property as one huge house with seven bedrooms, it would be relatively easy to create internal access between the two buildings on each of the three floors.

From a quiet country lane, a short tree-lined entrance drive leads down to the property. There is a double garage for covered parking, as well as an outdoor parking area in front of the main part of the manor house.

From the parking area, a paved path leads up to the front door. To the left of the path is a south-facing courtyard with a sunny dining terrace, as well as a covered seating area where you can dine in the shade.

The front door of the manor house opens into an entrance hall with a WC and a traditional wooden staircase to the upper floors. To the left of the hall is a spacious kitchen, which has a small dining area, a large pantry and a door out to the garden and swimming...

## LOCAL TAXES

**Taxe foncière:** 1100 EUR

**Taxe habitation:** 1000 EUR

## NOTES