LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43446CEL64 Price: 380 000 EUR

agency fees to be paid by the seller

BÉARNAISE FARMHOUSE TO FINISH + GÎTE FOR 34 PEOPLE + SEMI-PRO KITCHEN + BARN + 8.5 HECTARES + GREAT POTENTIAL!















INFORMATION

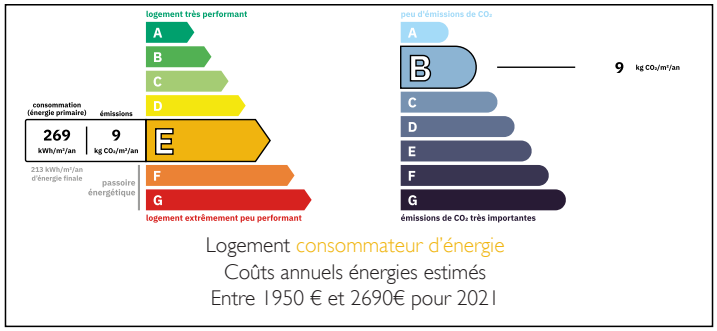
Town:	Navarrenx
Department:	Pyrénées-Atlantiques
Bed:	12
Bath:	7
Floor:	496 m2
Plot Size:	85465 m2

IN BRIEF

Hidden away in a tranquil setting, this rural property comprises a cosy farmhouse to renovate, a gîte registered for groups of up to 34 people with a semi-professional kitchen, a large barn and 8.5 hectares of land, making it ideal for horses, a horticultural project or even setting up a vineyard!

The local village has a boulangerie, a grocery shop and a primary school and is within easy walking/cycling distance; the delightful riverside town of Navarrenx is a 15-minute drive away; Pau is 30 minutes. Cycle routes and bridleways are easily accessible from the property, as is the Chemin-de-St-Jacques-de-Compostelle...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1950 € et 2690€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **1779 EUR**

NOTES

DESCRIPTION

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Dating back to the 19th century, this delightful country property is within walking distance of a village with a boulangerie and a local shop. Set around an inner courtyard, the property comprises a farmhouse (in need of works), a bar, a large gîte (built in 1996) and a separate office.

The front door of the farmhouse (152m²) opens into a sunny sitting room/dining room with a wooden staircase to the upper floors and an open fireplace . Behind this room is a kitchen with an adjoining utility room/pantry. Please note that there are currently no kitchen units or equipment in the kitchen.

The first floor comprises a bedroom, a bathroom (bath and walk-in shower) and a separate WC. NB: these first-floor rooms have sloping ceilings. The second floor has two further bedrooms and access to unconverted loft space (approx. 60m²), which could be used to create a loft-style bedroom with en suite shower room.

Built in 1996, the separate gîte (344m²) was purpose-built to accommodate groups of up to 34. In addition, two shower rooms and two WCs are adapted for wheelchair users. All furniture and equipment will be included in the sale.

The ground floor of the gîte has a dormitory-style bedroom, a smaller bedroom, four shower rooms and four WCs. Upstairs, there are three further dormitory-style bedrooms, two large shower rooms and two WCs.

Back on the ground floor, the gîte has a light and airy reception room/dining room (80m²) with doors out to the courtyard and...