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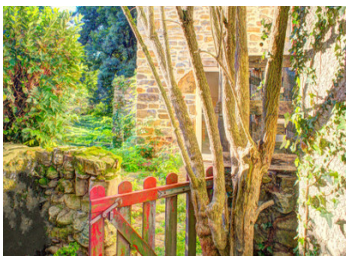
Ref: A48227CEL64 Price: 149 000 EUR

agency fees to be paid by the seller

TO RENOVATE! CHARMING VILLAGE FARMHOUSE + 4 BEDROOMS + BARN + PRETTY GARDEN + IDEAL FAMILY HOME, HOLIDAY HOME!

EXCLUSIVE







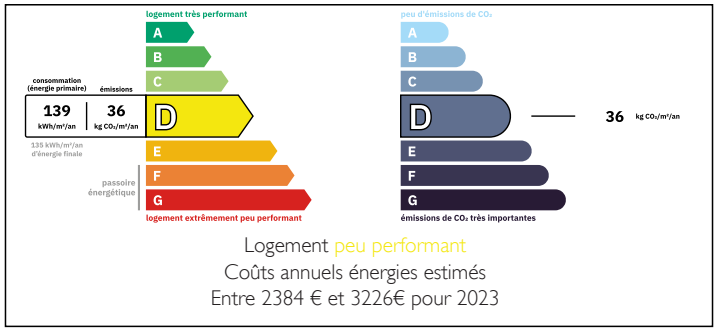








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2384 € et 3226€ pour 2023

INFORMATION

Town:	Navarrenx
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	2
Floor:	128 m2
Plot Size:	1840 m2

IN BRIEF

Located in a peaceful village near the delightful bastide town of Navarrenx, this traditional farmhouse is an ideal size for a family home, a holiday home or a gîte to rent out to holidaymakers.

The property comprises a 4-bedroom farmhouse, a two-storey barn and a south-east-facing garden enclosed by mature trees. The farmhouse will need renovating throughout, but this will ensure that both the layout and décor will suit you 100% when finished!

Should you wish to rent out the farmhouse on a long-term basis or as a gîte, your visitors will love the easy access to exciting ski resorts in the Pyrénées (60 minutes) and chic beach resorts on the Atlantic coast (80 minutes).

The property would also suit anyone who works from home, an artisan who needs workshops or

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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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

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Located in a traditional Béarnais village overlooking the Gave d'Oloron river, this cosy farmhouse with two-storey barn offers the new owner a multitude of opportunities once renovated… to use as a family home, a holiday home, a long-term rental property or gîte, business premises… or even for a small-scale horticultural project!

The farmhouse and barn are separated by a courtyard of about 60m², allowing exterior parking for one or two cars. Part of the barn could be used as a garage, if preferred. At a slightly lower level, the garden of 1,840m² extends south-east beyond the farmhouse and barn.

The front door of the farmhouse opens into an open-plan main room, which has a sitting area, a dining area and a characterful stone fireplace. Behind this room is a kitchen and a lobby, with a wooden staircase up to the first floor.

The kitchen has sliding patio doors out to a small paved terrace, where you can enjoy sunny breakfasts, long, lazy lunches, moonlit suppers... From the terrace, stone steps lead down to the garden.

Also on the ground floor is a bedroom (17m²), which is accessible from the entrance hall - and a shower room with WC, which is accessible from the kitchen.

The first floor comprises a large landing, three sunny bedrooms (19m², 17m², 13m²), a bathroom with WC and access to unconverted loft space.

The farmhouse also has a cellar below the ground floor, which is currently used as a utility room/storage room/boiler room. Please note that...