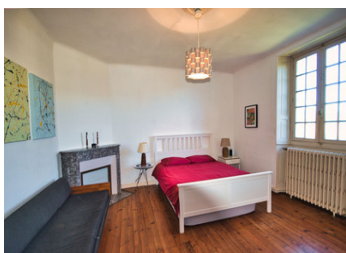
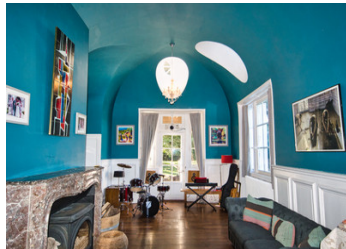


CONTRACT SIGNED - BEAUTIFUL MAISON DE MAÎTRE + POOL + 100 M2 SEPARATE HOUSE + 5000 M2 OF GARDEN



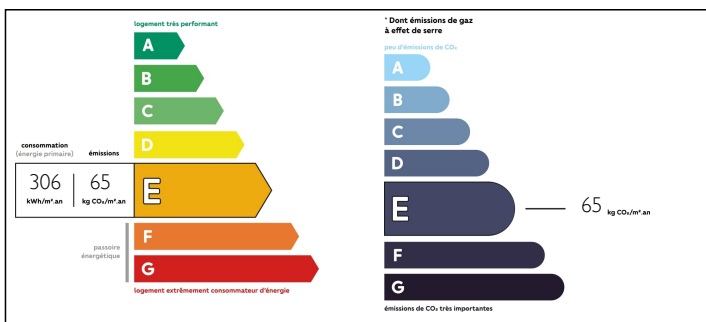
INFORMATION

Town:	Navarrenx
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	3
Floor:	365 m2
Plot Size:	5097 m2

IN BRIEF

The beautiful villa from the early 1900s will make an ideal place for a family home. The independent house of 100m2 next to the villa has a great potential to be transformed into a gîte or a separated space to host your guests. You will fall in love with the surroundings of this lovely village near Navarrenx (part of association "Plus beaux villages de France"), beautiful views on the Pyrenees and a short walk to the riverside. With beautifully renovated parts of the house, the owners managed to preserve the authenticity of the original property. Outside, in front of the house, you will be welcomed by the park with coniferous trees. Behind the house, a terrace area will lead you to the well-maintained vegetable garden, and to the swimming pool, with a pool house and a barbecue area. Come and see it for yourself!

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

On the ground floor one finds a large entrance hall with original Art Deco wooden flooring, a sunny double width sitting room with carved stone fireplace leading onto an attractive dining room connected to an east facing terrace. To the right of the hallway lies an open space kitchen with a cosy living room. On the first floor, three out of four bedrooms are south-west facing, filling them with lovely sunset luminosity. Bedroom one is a comfortable bedroom with an ensuite dressing room and a separate shower room. The second bedroom is a single bedroom ideal for a child or a workspace. Bedrooms 3 and 4 are good-sized double bedrooms, both with original fireplaces. Finally, a second bathroom and WC is located on the first floor.

This magnificent house offers 261 m2 living space in very good condition, set in wooded grounds of 5000m2 with a swimming pool.

Separate outbuildings include an old barn renovated into a two-bedroom house with its own terrace and a garden, atelier, and a garage currently used to store winery equipment. There is also an outside carport with spaces for two cars. The property is fully fenced and secured with electric gates.

LOCAL TAXES

Taxe foncière: 1500 EUR

NOTES

MAISON DE MAÎTRE

Ground floor:

- Living room with a fireplace
- Kitchen
- Dining room
- Reception room

First floor:

- Master bedroom with a walk-in closet and a bathroom
- Bedroom
- Bedroom
- Bedroom