



## Charming and Authentic Period Property



### Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+44 (1440) 820-358
Languages:	English, French
Sitio web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 295,000

### Ubicación

País:	Francia
Código postal:	64190
Publicado:	20/01/2025

### Descripción:

Discover the authentic charm of this beautiful, very well-maintained Bearnaise, located in a quiet village just a few minutes from Navarrenx. The living spaces, bathed in light, include a large dining room, a large living room, a separate fitted kitchen, and a pleasant veranda overlooking the swimming pool, the landscaped garden, and the summer kitchen. The sleeping area offers 4 spacious bedrooms, one of which is on the ground floor, a bright office space, bathroom and shower room, and two separate toilets.

The converted attic offers the possibility of creating additional bedrooms, thus meeting all your needs. DIY enthusiasts will appreciate the large 120 m2 garage-workshop with mezzanine and shower area.

Located on a plot of 1850 m2, this property will seduce you with its wooded garden, its orchard, its vegetable garden, and its salt swimming pool, all without any overlooking neighbours, for moments of absolute relaxation.

This house benefits from excellent energy performance thanks to its insert, its heat pump, and its solar panels, allowing self-consumption and an additional income of 1800 Euro per year thanks to the energy resale contract.

Individual sanitation is up to standard, offering optimal comfort in a preserved setting.



The department of Pyrenees-Atlantiques is situated in the Aquitaine region of South-West France, it is called Pyrenees-Atlantiques due to its geographical location being bordered by the Atlantic Ocean to the west and the Pyrenees mountains to the South. Given the proximity with Spain, this department has always conserved special economical and cultural links with the neighbouring country.

Pyrenees-Atlantiques included the former provinces of Bearn, Gascony and Guyenne. The southern part of the department forms the homeland for the French Basque community. The Basques have a long tradition in this part of France and this presence is very evident in the local Basque language, history and local culture.

Thanks to quality accommodation and cheap flights to the Pyrenees airports of Pau & Biarritz, the Pyrenees-Atlantiques is increasingly appealing to holidaymakers, nature lovers and property purchasers from France and abroad.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Común**

Dormitorios:	4
Baños:	2
Tamaño del lote:	1850 m2

## **Room details**

Indoor Features:	Fitted kitchen
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## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.591.496

