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## Charming stone Bearn-style home

**218 000 €** [ Gebühren an den Verkäufer ]



- Referenz : AF26136
- Zimmeranzahl : 4
- Schlafzimmeranzahl : 1
- Wohnfläche : 80 m<sup>2</sup>
- Grundstücksfläche : 2 000 m<sup>2</sup>
- Grundsteuer : 429 €



Located north-east of Pau, this charming stone Bearn-style home has a living space of 80 m<sup>2</sup> spread over its two levels and is composed of a kitchen giving onto a living room heated by an insert, 1 bedroom, 2 rooms with sloping ceilings (used as bedrooms), a shower-room with a toilet and an adjoining barn that is used as a studio. There is also a lovely 48 m<sup>2</sup> terrace on the nice 2000 m<sup>2</sup> garden, which is entirely enclosed and nicely planted with trees.

Situated peacefully in the countryside, but with all conveniences only 2 km away (post office, healthcare, chemist's, schools, some business (bakery, supermarket, bar, restaurant...)).

On the ground floor, the entrance hall gives onto a 49 m<sup>2</sup> kitchen-cum-living room with a fireplace. This floor also has a laundry room with the hot-water heater, a shower-room with a toilet and a studio that could be converted into a studio with a mezzanine (floor surface of 19 m<sup>2</sup>). It has a patio door that gives onto the lovely terrace. There is a bedroom with a patio door on the other side of the living room.

A lovely wooden staircase leads to the landing on the first floor, which has 2 nice rooms with sloping ceilings (used as bedrooms).

The beams are exposed, which gives this house a lot of charm.

The tiled roof is very clean and recent. The house benefits from traditional construction. The insert in the period fireplace heats the house. There is an electric hot-water heater (200L). All the joinery is double-glazed.

The drainage system is connected to a microstation that is up to code.

Located 15 minutes from Garlin (A65 motorway); 25 minutes from Pau, an airport and a high-speed train station (TGV); an hour and 20 minutes from ski resorts, mountains and beaches; an hour and a half from Spain.

**ENERGIEVERBRAUCH : E (288)**

**TREIBHAUSGAS : B (8)**