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## 18th Century Béarn Farmhouse Property

**325 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26745
- Zimmeranzahl : 12
- Schlafzimmeranzahl : 6
- Wohnfläche : 350 m<sup>2</sup>
- Grundstücksfläche : 8 700 m<sup>2</sup>
- Grundsteuer : 760 €



Located in a charming village between Pau and Nay, 20 mins from Pau, is this farmhouse property, typical in style of the region, Le Béarn. Offering 340m<sup>2</sup> of living space, there is a living/dining room, kitchen, larder, bathroom, five bedrooms, a loft, outbuildings and 8500m<sup>2</sup> of grounds.

The 9.5m<sup>2</sup> entrance hall serves the 30m<sup>2</sup> dining room, 36m<sup>2</sup> living room, a 27m<sup>2</sup> bedroom, 32m<sup>2</sup> kitchen and 22m<sup>2</sup> larder.

A lovely staircase leads up to four bedrooms (two of 22m<sup>2</sup>, 25m<sup>2</sup> and 30m<sup>2</sup>), a 22m<sup>2</sup> room and a 1.15m<sup>2</sup> toilet.

Continuing on are three rooms, 14m<sup>2</sup>, 16m<sup>2</sup> and 19m<sup>2</sup>. A loft could be converted to your requirements.

This property has vast outbuildings and barns totalling 500m<sup>2</sup> on two levels.

The slate roof was relaid, on the majority, five years ago. There is double glazing present for the majority of windows. The property is connected to the sewage mains. The property is connected to the gas mains.

The 8500m<sup>2</sup> of grounds are pleasant and leafy and perfect for nature lovers or those with a rural project.

Renovation works should be allowed for to preserve the charm and character of this property.

You will be 10 mins from all commerce and services, 15 mins from TGV station, 1h from skiing and 1h30 from Biarritz.

