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Village Home, Garden, Pool

325 000 € [Gebühren an den Verkäufer]

- Referenz : AF26884
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 4
- Wohnfläche : 129 m²
- Grundstücksfläche : 1 900 m²
- Grundsteuer : 510 €



Located in a quiet environment 15 mins from Saint Palais in the Basque country, 10 mins from Sauveterre-de-Béarn, is this restored 130m² home offering four bedrooms, a study or smaller bedroom, independent kitchen, a living room, washroom, garage, outbuildings, a carport, terraces and a pool on 1900m² of grounds.

On entering the automated gateway, a track filled with flowers and trees leads to this charming home.

The covered terrace, away from prying eyes, leads to the 15m² independent fitted kitchen and the 50m² living and dining room with wooden burner.

There is a 2.7m² washroom.

A 19m² space could serve as office space, games room or extra bedroom, as required.

A lovely staircase leads up to a 1.8m² landing serving three bedrooms (10m² and two of 11m²) and an 8m² bathroom.

Outside are several outbuildings, a shelter, a garage and a two-vehicle carport.

All windows are double glazed with automated shutters. Solar panels assure an economical consumption. Heating is provided by a wood burner and reversible air conditioning. There is an individual sewage system up to current regulations at time of publication.

The grounds have trees and has been carefully maintained with no overlooking neighbours. There is a

9.5x4.5m swimming pool.

You will be 10 mins from all commerce and services, 15 mins from a hospital and motorway access, 1h from skiing, from Biarritz and from an airport.

ENERGIEVERBRAUCH : C (148)

TREIBHAUSGAS : A (4)