

# House for sale in Pyrénées-Atlantiques

Sauveterre-de-Béarn, Pyrénées-Atlantiques, Nouvelle Aquitaine





#### At a Glance

| Reference | MFH-ADF1626276 | Near to | Sauveterre-de-Béarn | Price     | €229,000  |
|-----------|----------------|---------|---------------------|-----------|-----------|
| Bed       | 4              | Pool    | No                  | Hab.Space | e 125 sqm |
| Land      | 0.15 ha        |         |                     | Land Tax  | N/A       |

#### **Property Description**

Located between Sauvererre-de-Bèarn and Mauleon is this 150m<sup>2</sup> village home offering a living/dining room, kitchen, four bedrooms, two washrooms, a garage, car shelter and 1500m<sup>2</sup> of enclosed land with trees.

The house may be accessed via the ground floor entrance or there is an exterior staircase leading directly to the upper floor thus possibility to create two independent dwellings exists.

The ground floor consists of an 11m<sup>2</sup> entrance, a washroom, three rooms (11m<sup>2</sup>, 12m<sup>2</sup> & 17m<sup>2</sup>) a 30m<sup>2</sup> garage and a laundry room which also houses the heating boiler.

An interior staircase leads up to a 10m<sup>2</sup> corridor serving two bedrooms (12m<sup>2</sup> each), a 30m<sup>2</sup> living/dining room equipped with a wood burner, a 14m<sup>2</sup> kitchen and a washroom.

These rooms benefit from a splendid view of the surrounding countryside and the Pyrenees.

Outside, the land has trees and a car shelter.

Heating is provided by an air/water heat pump system. There is a geothermal 150 litre hot water system. The property is served by an individual sewage system (micro station installed in 2022). The windows have one pane of glass. A general modernisation of the house should be allowed for.

You will be 10 mins from commerce and services, 1h from Biarritz, 1h from Spain and from skiing.

### Summary

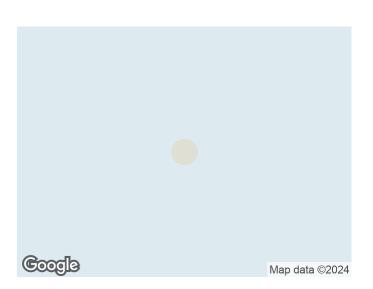
Property type: Bedrooms: Price House 4 €229,000

### **Key Information**

Internal Area:125 sqmLand Area:0.15 ha

### **Location: Nouvelle Aquitaine**



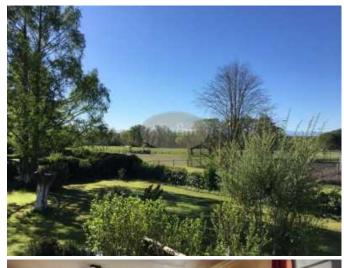


## Gallery













THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

#### **Contact us on:**

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

#### **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our buying guide, our french mortgage and euro currency exchange pages.

#### Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask. **C. BAUER – Sunday Times** 

Our French property purchase and move to France were made so easy with the help and assistance of myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved