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House for sale in Pyrénées-Atlantiques

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



€362,000

inc. of agency fees

3 Beds 135 sqm 0.18 ha

Located 10 mins from Sauveterre de Béarn is this restored home (to 2022 regulations) offering 135m² of living space including a living/dining...

At a Glance

Reference MFH-ADF1626369

Bed 3

Land 0.18 ha

Near to

Sauveterre-de-Béarn

Pool

No

Price €362,000

Hab.Space 135 sqm

Land Tax N/A

Property Description

Located 10 mins from Sauveterre de Béarn is this restored home (to 2022 regulations) offering 135m² of living space including a living/dining room, fitted kitchen, three bedrooms, a study, laundry room, two washrooms and a garage on a 1780m² fenced plot with a splendid view of the Pyrenees.

The wonderful view of the Pyrenees offers a different spectacle depending on the time of day, weather and season.

Inside the house, there is a comfortable, 35m² living space which leads to the fully and perfectly equipped 12m² kitchen which in turn opens to the terrace. The kitchen also has access to the 15m² larder-laundry.

Continuing on, a passageway leads to the 18m² master bedroom with washroom and walk-in wardrobe.

A toilet completes the ground floor.

Stairs leads up to a 14m² landing/study which serves two more bedrooms, 15m² & 17m² with storage cupboards, and an 8m² washroom with toilet.

This home was entirely renovated to regulations in 2022 and the works carry a 10-year guarantee covering the roof, insulation, windows, wiring, plumbing and sewage system.

The roof is covered in tile. Heating is provided by a pellet burner as well as electric convection radiators.

The land is fenced and landscaped and is perfect for adding a pool.

There is a 36m² garage and 18m² shelter for cars.

An automated gate secures the garden.

You will be 10 mins from all commerce and services, 1h from Biarritz, 15 mins from motorway access, 15 mins from hospital, 1h from the Spanish border and from skiing.

Summary

Property type:	House
Bedrooms:	3
Price	€362,000

Key Information

Internal Area:	135 sqm
Land Area:	0.18 ha

Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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S. and L. BROWN



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