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## House for sale in Pyrénées-Atlantiques

Nay , Pyrénées-Atlantiques , Nouvelle Aquitaine



**€200,000**

inc. of agency fees

2 Beds      68 sqm      0.09 ha

Located between Lourdes and Pau is this 68m<sup>2</sup> bungalow to finish on a 920m<sup>2</sup> plot with a pretty view of the mountains. It is to be up...

### At a Glance

**Reference** MFH-ADF1626872

**Near to** Nay

**Price** €200,000

**Bed** 2

**Pool** No

**Hab.Space** 68 sqm

**Land** 0.09 ha

**Land Tax** N/A

### Property Description

Located between Lourdes and Pau is this 68m<sup>2</sup> bungalow to finish on a 920m<sup>2</sup> plot with a pretty view of the mountains. It is to be up to 2020 building regulations and, once finished, will have a lovely living room with open kitchen and larder, two bedrooms, a washroom and a toilet. In the heart of a pleasant village with commerce.

This pretty property is in a quiet location facing the mountains. It consists of a Mikit house to finish building. Once inside, you will find a 20m<sup>2</sup> living room with 10m<sup>2</sup> open kitchen and attached 3.6m<sup>2</sup> larder, very practical for your washing machine and storage.

A passageway leads to two bedrooms (11m<sup>2</sup> and 12m<sup>2</sup>), their 6.2m<sup>2</sup> washroom and a 2m<sup>2</sup> toilet.

Once terminated to your tastes (kitchen, washroom etc.) you will have a pleasant, functional and tranquil home.

The roof is covered in tile. Windows are PVC and aluminium double glazed with automated roller shutters and folding shutters. A reversible heat pump system and convector radiators provide heating via electricity. There is a thermodynamic hot water tank. The house is connected to the sewage mains.

This home to finish is ideally located only 25 mins from Lourdes and from Pau, 1h30 from Spain and the Atlantic coast, 3h30 from the Mediterranean coast, 45 mins from Pau airport, 30 mins from Tarbes-Lourdes-Pyrenees airport and 2h from Toulouse airport.

Summary

Property type:	House
Bedrooms:	2
Price	€200,000

Key Information

Internal Area:	68 sqm
Land Area:	0.09 ha

Location: Nouvelle Aquitaine



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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