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## House for sale in Pyrénées-Atlantiques

Orthez , Pyrénées-Atlantiques , Nouvelle Aquitaine



# €599,000

inc. of agency fees

5 Beds      165 sqm      2.1 ha

Located 10 mins from Orthez is this 165m<sup>2</sup> property for sale set in a dominant position. It proposes an entrance hall, living area,...

### At a Glance

**Reference** MFH-ADF1626883

**Near to** Orthez

**Price** €599,000

**Bed** 5

**Pool** No

**Hab.Space** 165 sqm

**Land** 2.1 ha

**Land Tax** N/A

### Property Description

Located 10 mins from Orthez is this 165m<sup>2</sup> property for sale set in a dominant position. It proposes an entrance hall, living area, fitted kitchen, five bedrooms, a laundry, two washrooms and outbuildings as well as two hectares of woods and pastures.

The property is accessed via a tarmac driveway and by a secure automated gate with videophone.

There is a lovely covered terrace where you can admire the Pyrenees and access directly the 35m<sup>2</sup> living room with fireplace and the 17m<sup>2</sup> fitted kitchen, open to the living room.

In immediate proximity to the kitchen is the 11m<sup>2</sup> larder/laundry with access to the exterior. An 11m<sup>2</sup> study or bedroom completes this part of the house.

A 3m<sup>2</sup> corridor serves a toilet, 6m<sup>2</sup> washroom and two bedrooms (11m<sup>2</sup> and 12m<sup>2</sup>).

A lovely staircase leads up to a 16m<sup>2</sup> landing serving a 6m<sup>2</sup> washroom and two bedrooms (13m<sup>2</sup> and 14m<sup>2</sup>) each with cupboards.

Outside, an 85m<sup>2</sup> outbuilding can house three vehicles or could be transformed to extra habitation.

The roof is covered in tile. The property has an individual sewage system. Windows are double glazed. A fireplace offers extra comfort and there is reversible air conditioning.

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

Summary

Property type:	House
Bedrooms:	5
Price	€599,000

Key Information

Internal Area:	165 sqm
Land Area:	2.1 ha

Location: Nouvelle Aquitaine



## Gallery







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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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