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## House for sale in Landes

**Peyrehorade** , **Landes** , **Nouvelle Aquitaine**



**€318,000**

inc. of agency fees

**4 Beds**      **120 sqm**      **0.13 ha**

Located 30 mins from Bayonne is this bungalow for sale offering 120m<sup>2</sup> of living space. Constructed in 1993 it offers a dining room...

### At a Glance

**Reference** MFH-ADF1625788

**Bed** 4

**Land** 0.13 ha

**Near to** Peyrehorade

**Pool** No

**Price** €318,000

**Hab.Space** 120 sqm

**Land Tax** N/A

### Property Description

Located 30 mins from Bayonne is this bungalow for sale offering 120m<sup>2</sup> of living space. Constructed in 1993 it offers a dining room with open kitchen, a living and dining room, four bedrooms, a larder, bathroom, conservatory and garage and all on 1300m<sup>2</sup> of land.

You enter the house directly into the spacious, 38m<sup>2</sup> living and dining room which has a fireplace and opens to the 18m<sup>2</sup> conservatory.

The kitchen is open to this area and measures 25m<sup>2</sup> and has a 3m<sup>2</sup> larder.

A 4m<sup>2</sup> corridor serves four bedrooms (two of 11m<sup>2</sup> and two of 12m<sup>2</sup>) each with storage cupboards, a 4.5m<sup>2</sup> bathroom and a toilet.

There is a 22m<sup>2</sup> garage at your disposal.

Solar panels will provide an interesting annual revenue.

The house has double glazing with traditional wooden shutters. The property is connected to the sewage mains. Heating is provided by electric convection radiators as well as a wood burner in the living room.

An interior renovation should be allowed for.

You will be 5 mins from all commerce and services, 30 mins from Bayonne, 15 mins from motorway access and 45 mins from the Spanish border.

## Summary

Property type:	House
Bedrooms:	4
Price	€318,000

## Key Information

Internal Area:	120 sqm
Land Area:	0.13 ha

## Location: Nouvelle Aquitaine



## Gallery



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