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House for sale in Pyrénées-Atlantiques

Nay , Pyrénées-Atlantiques , Nouvelle Aquitaine



€539,000

inc. of agency fees

5 Beds 280 sqm 1 ha

Located 30 mins south of Pau is this ensemble comprising two houses (100m² and 180m²) with a garden and one hectare of pasture. The...

At a Glance

Reference	MFH-ADF1626318	Near to	Nay	Price	€539,000
Bed	5	Pool	No	Hab.Space	280 sqm
Land	1 ha			Land Tax	N/A

Property Description

Located 30 mins south of Pau is this ensemble comprising two houses (100m² and 180m²) with a garden and one hectare of pasture. The first house is comprised of a kitchen, three bedrooms, a bathroom, washroom, living/dining room, a terrace and a garage. The second home consists of a living room, kitchen, two bedrooms and outside, four horse boxes.

You enter this lovely property via its gate and where you traverse the garden to the entrance of the first

house.

A small conservatory allows access to the spacious, 58m² living and dining room with lovely fireplace.

The independent kitchen is 26m² and has direct access to the garden.

Continuing on is a 1.7m² toilet, 5m² larder and a utility room.

Stairs lead up to an 8m² passageway serving a 13m² bedroom, a 3m² washroom, toilet and a 5m² bathroom.

A second 24m² passageway could serve as a study or bedroom or other.

Continuing on are two bedrooms (14m² & 15m²), one of which with access to the terrace.

In immediate proximity is the second home offering 100m² with a ground floor living area and kitchen of 51m² with a big passageway which could be used for some purpose.

Upstairs are two bedrooms (19m² & 27m²) as well as a 4.5m² bathroom and a toilet.

Construction is traditional with a slate roof covering. Heating is provided by a fuel-powered system in the first house and electricity in the second. Windows have one pane of glass.

You will be 5 mins from the market town of Nay, 30 mins from Pau and its airport, 45 mins from the Spanish border and from skiing.

Summary

Property type:	House
Bedrooms:	5
Price	€539,000

Key Information

Internal Area:	280 sqm
Land Area:	1 ha

Location: Nouvelle Aquitaine



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