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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 (100m<sup>2</sup> and 180m<sup>2</sup>) 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 (100m<sup>2</sup> and 180m<sup>2</sup>) 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, 58m<sup>2</sup> living and dining room with lovely fireplace.

The independent kitchen is 26m<sup>2</sup> and has direct access to the garden.

Continuing on is a 1.7m<sup>2</sup> toilet, 5m<sup>2</sup> larder and a utility room.

Stairs lead up to an 8m<sup>2</sup> passageway serving a 13m<sup>2</sup> bedroom, a 3m<sup>2</sup> washroom, toilet and a 5m<sup>2</sup> bathroom.

A second 24m<sup>2</sup> passageway could serve as a study or bedroom or other.

Continuing on are two bedrooms (14m<sup>2</sup> & 15m<sup>2</sup>), one of which with access to the terrace.

In immediate proximity is the second home offering 100m<sup>2</sup> with a ground floor living area and kitchen of 51m<sup>2</sup> with a big passageway which could be used for some purpose.

Upstairs are two bedrooms (19m<sup>2</sup> & 27m<sup>2</sup>) as well as a 4.5m<sup>2</sup> 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



## Gallery



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**C. BAUER – Sunday Times**

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