

[Click to view MFH-ADF1626318](#)

## 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

**Bed** 5

**Land** 1 ha

**Near to** Nay

**Pool** No

**Price** €539,000

**Hab.Space** 280 sqm

**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



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates