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## House for sale in Pyrénées-Atlantiques

Sauveterre-de-Béarn , Pyrénées-Atlantiques , Nouvelle Aquitaine



# €362,000

inc. of agency fees

3 Beds      135 sqm      0.18 ha

Located 10 mins from Sauveterre de Béarn is this restored home (to 2022 regulations) offering 135m<sup>2</sup> of living space including a living/dining...

### At a Glance

<b>Reference</b>	MFH-ADF1626369	<b>Near to</b>	Sauveterre-de-Béarn	<b>Price</b>	€362,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	135 sqm
<b>Land</b>	0.18 ha			<b>Land Tax</b>	N/A

### Property Description

Located 10 mins from Sauveterre de Béarn is this restored home (to 2022 regulations) offering 135m<sup>2</sup> of living space including a living/dining room, fitted kitchen, three bedrooms, a study, laundry room, two washrooms and a garage on a 1780m<sup>2</sup> fenced plot with a splendid view of the Pyrenees.

The wonderful view of the Pyrenees offers a different spectacle depending on the time of day, weather and season.

Inside the house, there is a comfortable, 35m<sup>2</sup> living space which leads to the fully and perfectly equipped 12m<sup>2</sup> kitchen which in turn opens to the terrace. The kitchen also has access to the 15m<sup>2</sup> larder-laundry.

Continuing on, a passageway leads to the 18m<sup>2</sup> master bedroom with washroom and walk-in wardrobe.

A toilet completes the ground floor.

Stairs leads up to a 14m<sup>2</sup> landing/study which serves two more bedrooms, 15m<sup>2</sup> & 17m<sup>2</sup> with storage cupboards, and an 8m<sup>2</sup> washroom with toilet.

This home was entirely renovated to regulations in 2022 and the works carry a 10-year guarantee covering the roof, insulation, windows, wiring, plumbing and sewage system.

The roof is covered in tile. Heating is provided by a pellet burner as well as electric convection radiators.

The land is fenced and landscaped and is perfect for adding a pool.

There is a 36m<sup>2</sup> garage and 18m<sup>2</sup> shelter for cars.

An automated gate secures the garden.

You will be 10 mins from all commerce and services, 1h from Biarritz, 15 mins from motorway access, 15 mins from hospital, 1h from the Spanish border and from skiing.

## Summary

Property type:	House
Bedrooms:	3
Price	€362,000

## Key Information

Internal Area:	135 sqm
Land Area:	0.18 ha

## Location: Nouvelle Aquitaine



## Gallery







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**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.

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