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## Countryside House for sale in Pyrénées-Atlantiques

Lembeye , Pyrénées-Atlantiques , Nouvelle Aquitaine



# €350,000

inc. of agency fees

4 Beds      200 sqm      1.1 ha

Located in a tranquil village just 10 mins from Maubourguet is this charming and spacious home, typical in style of the Béarn region...

### At a Glance

**Reference** MFH-ADF1626301  
**Bed** 4  
**Land** 1.1 ha

**Near to** Lembeye  
**Pool** Yes

**Price** €350,000  
**Hab.Space** 200 sqm  
**Land Tax** N/A

### Property Description

Located in a tranquil village just 10 mins from Maubourguet is this charming and spacious home, typical in style of the Béarn region. Beautifully renovated, it has over 200m<sup>2</sup> of living space with four bedrooms. There are over a hectare of grounds with a pool and luxurious pool house.

This beautifully maintained home has been carefully renovated to retain its authentic charm with visible beams and pebble walls with all modern features including integrated music system.

Two sets of double electric gates and a pedestrian gate allow access to the property.

Inside the main house, a 14m<sup>2</sup> entrance hall has splendid floor tiling, a toilet and storage space. There is access to the garage/workshop to the left, the garden to the rear and to the pleasant and cosy, 45m<sup>2</sup> living room which is augmented by the wood burner which provides ample heat throughout the house.

A door to the left opens to the 21m<sup>2</sup> fitted kitchen with central workspace, lots of storage space and three sets of patio doors which allow much natural light and access to the terrace. To the far left, a door accesses a utility room, toilet and shower and a superb library with access to the garden. At the far end is the 18m<sup>2</sup> dining room and access to the covered terrace outside with seated area and summer kitchen. Perfect for entertaining friends and family.

Back to the entrance hall and a sculpted wooden staircase leads up to a landing and the sleeping areas. To the left is the superb 20m<sup>2</sup> master bedroom suite with built-in storage, view of the garden and 10m<sup>2</sup> private bathroom with double sink, shower, toilet and bath.

Situated on the landing is a luxurious, 9m<sup>2</sup> bathroom with spa bath, toilet and shower. To the right is a 9m<sup>2</sup> bedroom, 10m<sup>2</sup> bedroom and a 20m<sup>2</sup> bedroom with beautiful pebble walls.

The garden immediately around the house is landscaped.

Steps lead down from the covered terrace outside to the very elegant swimming pool area. Perfect for exercising, the salt-treated pool measures 15x3m and has a children's slide. There is a terrace section for enjoying a cool drink and a superb pool house with 5-person hot tub, shower, Villeroy Bosch 6-8 person sauna and lights on dimmer switch. Beneath is space to store a tractor/lawn mowers.

The garage/workshop houses a 100 litre hot water tank providing a supplementary water supply to the first floor bathroom. There are extensive cupboards and shelving, power points and lighting.

The grounds are over 1.1 hectares including a vegetable growing area, two-vehicle car port (perfect for a motorhome), storage space and a renovated hen house.

This house has numerous technical selling points. You can settle in with piece of mind. Construction is traditional.

-The property was entirely renovated after purchase in 2011 with the majority of renovations taking place between 2014-2017 including full rewiring, replacement or installation of plumbing and heating services and anti-parasite treatment of roof timbers.

-Both the roof of the main house and barn section were entirely relaid, repairs and insulated by a professional

in 2014-2015.

- The ground flooring is concrete and upper floors wooden.
- The house has an integrated musical system with individual volume controls to most rooms and exterior.
- Heating is supplied by the wood burner and a modern central heating system powered by electricity in the main house. The three bedrooms above the barn section of the property have individual electric-powered radiators.
- There is a double flux air extraction system.
- The hall hides a 200 litre hot water tank feeding the downstairs toilet and first floor bathroom above. Double cupboards under the stairs can house additional freezer and fridge units.
- The living room has wired sound bar and automated roll down screen for cinema TV. There are two ceiling fans and dimmer light switches. The wood burner is 12kw.
- The kitchen and dining rooms have two ceiling fans and the doors and windows are fitted with insect screens.
- The utility room has a 300 litre hot water storage tank, double sink, worktop and plumbing/ventilation for washers and dryers.
- The bedrooms are equipped with insect screens and numerous storage spaces. Three bedrooms have ceiling fans.
- The house has bike/garden equipment storage. It has, as well as the other outbuildings and garden, outside power points, water points and lighting.
- The property has an individual sewage system up to current regulations at the time of publication.

This superb and well maintained property will be your new home. You will be located in a sleepy village 10 mins from Maubourguet for all commerce, services and schools. Market town of Lembeye 15 mins. Pau 1h. Toulouse, Bordeaux and Biarritz around 2h. Tarbes 45 mins from airport and TGV. Argeles-Gazost 1h which is at the foot of numerous ski areas.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€350,000

## Key Information

Internal Area:	200 sqm
Land Area:	1.1 ha
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



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