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## House for sale in Pyrénées-Atlantiques

Lembeye , Pyrénées-Atlantiques , Nouvelle Aquitaine

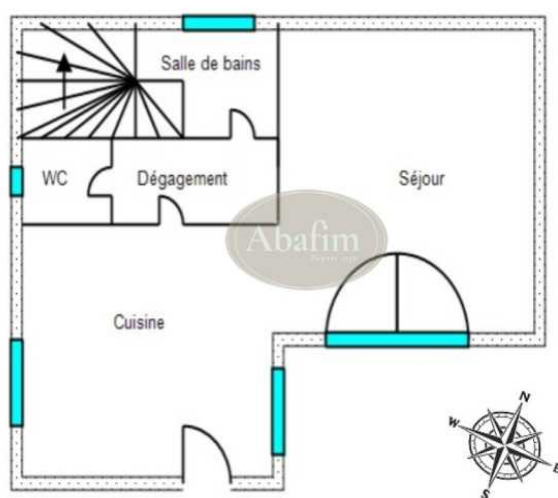
**€133,000**

inc. of agency fees

3 Beds      94 sqm      0.12 ha

Located 40 mins from Pau is this semi-detached villa, constructed in the 1970s and renovated in 2002, offers 94 m<sup>2</sup> of living space...

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### At a Glance

**Reference** MFH-ADF1626510

**Bed** 3

**Land** 0.12 ha

**Near to** Lembeye

**Pool** No

**Price** €133,000

**Hab.Space** 94 sqm

**Land Tax** N/A

### Property Description

Located 40 mins from Pau is this semi-detached villa, constructed in the 1970s and renovated in 2002, offers 94 m<sup>2</sup> of living space with 1 100m<sup>2</sup> of fenced land and garden.

Located in the heart of a small, quiet village close to Lembeye is this pleasant three bedroom 1970s home for sale.

The 20m<sup>2</sup> kitchen has tile flooring, a wood burner and basic furnishings (sink, cupboards). It has access to the 30m<sup>2</sup> tile-floored living and dining room with corner fireplace. A patio door allows access to the terrace.

The ground floor also has a bathroom and a toilet. A staircase twists upstairs to three bedrooms of 15m<sup>2</sup> each with splendid wooden flooring. They are all south-facing and one boasts a small terrace overlooking the garden.

This solid traditional construction was subject to some renovations in 2002: double glazing added and wiring. The individual sewage system will no longer up to current regulations. Some simple modernisation will make this a comfortable and pleasant home.

It is necessary to point out that the house is semi-detached: to a small traditional home occupied from time to time by the current owner of this house who will construct a separation wall for the properties for an eventual sale. Access is via the rear of the house.

The 1178m<sup>2</sup> of land surrounds the house and is entirely fenced allowing you to perhaps grow some vegetables, a children's play area or a small pool.

Located in a pleasant location without being isolated, this house will make a lovely home for a young couple who enjoy the countryside, a first purchase, retired persons or a holiday home.

You will be 40 mins from Pau and close to the picturesque fortified town of Lembeye for all commerce, markets and services. Around 1h30 from skiing, from the Ocean and from the Spanish border.

## Summary

Property type:	House
Bedrooms:	3
Price	€133,000

## Key Information

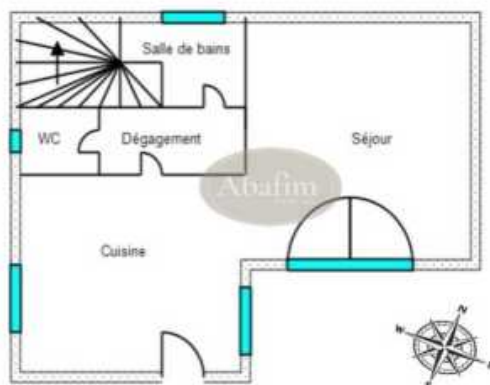
Internal Area:	94 sqm
Land Area:	0.12 ha

## Location: Nouvelle Aquitaine



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