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## House for sale in Pyrénées-Atlantiques

Nay , Pyrénées-Atlantiques , Nouvelle Aquitaine



**€327,000**

inc. of agency fees

4 Beds      177 sqm      0.07 ha

Located in a charming village 10 mins from Nay, between Pau and Lourdes, is this renovated four bedroom farm property, typical in...

### At a Glance

**Reference** MFH-ADF1626544

**Bed** 4

**Land** 0.07 ha

**Near to** Nay

**Pool** No

**Price** €327,000

**Hab.Space** 177 sqm

**Land Tax** N/A

### Property Description

Located in a charming village 10 mins from Nay, between Pau and Lourdes, is this renovated four bedroom farm property, typical in style of this region, the Bearn. There are 177m<sup>2</sup> of living space also including a dining room, fitted kitchen, two washrooms, a bathroom and insulated loft space plus two outbuildings and a walled garden of 680m<sup>2</sup>.

The 11m<sup>2</sup> entrance hall serves, to the left, the 28m<sup>2</sup> living and dining room with beautiful fireplace, the 7m<sup>2</sup>

fitted kitchen and its 3m<sup>2</sup> larder.

To the right of the entrance is a 14m<sup>2</sup> bedroom suite with bedroom with storage cupboard, a 4m<sup>2</sup> passageway, a 5m<sup>2</sup> washroom and a 2m<sup>2</sup> toilet.

A staircase leads up to a 6m<sup>2</sup> landing which serves a 30m<sup>2</sup> bedroom with 8m<sup>2</sup> bathroom and toilet, two bedrooms (10m<sup>2</sup> and 12m<sup>2</sup>) and a 3m<sup>2</sup> washroom with toilet.

The second floor has a 100m<sup>2</sup> loft, which has been insulated but with the beams left visible, and which would be easy to convert to extra living space.

The landscaped courtyard is 230m<sup>2</sup> and has a small intimate garden behind the two two-level barns of 200m<sup>2</sup> each.

The roof was relaid in 2005, the roof of the barns partially renewed in 2015.

The house was rewired in 2005 and a heat pump system provides central heating and a thermodynamic tank supplies hot water.

The loft and walls have been insulated. The property is connected to the village sewage mains. Solar panels allow a certain energy autonomy.

You will be 10 mins from all commerce and services, 30 mins from A64 motorway and from airport, 1h from skiing and 1h30 from Biarritz.

## Summary

Property type:	House
Bedrooms:	4
Price	€327,000

## Key Information

Internal Area:	177 sqm
Land Area:	0.07 ha

## Location: Nouvelle Aquitaine



## Gallery



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**C. BAUER – Sunday Times**

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