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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 177m² 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 680m².

The 11m² entrance hall serves, to the left, the 28m² living and dining room with beautiful fireplace, the 7m²

fitted kitchen and its 3m² larder.

To the right of the entrance is a 14m² bedroom suite with bedroom with storage cupboard, a 4m² passageway, a 5m² washroom and a 2m² toilet.

A staircase leads up to a 6m² landing which serves a 30m² bedroom with 8m² bathroom and toilet, two bedrooms (10m² and 12m²) and a 3m² washroom with toilet.

The second floor has a 100m² 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 230m² and has a small intimate garden behind the two two-level barns of 200m² 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



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