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## House for sale in Pyrénées-Atlantiques

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



**€726,000**

inc. of agency fees

4 Beds      290 sqm      0.06 ha

Located an hour from Pau and Bayonne, in the heart of the medieval city of Sauveterre de Béarn, this historical property from the...

### At a Glance

<b>Reference</b>	MFH-ADF1626651	<b>Near to</b>	Sauveterre-de-Béarn	<b>Price</b>	€726,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	290 sqm
<b>Land</b>	0.06 ha			<b>Land Tax</b>	N/A

### Property Description

Located an hour from Pau and Bayonne, in the heart of the medieval city of Sauveterre de Béarn, this historical property from the 12th century is a true jewel in the Béarn des Gaves. It has 4 bedrooms, a living room, a dining room, a kitchen, a reception room and a big garage, all on a private garden of 600 m<sup>2</sup>.

Dive into the history and beauty of this magnificent house that offers an exceptional life setting for anyone searching for charm and authenticity.

As soon as you cross the threshold, you'll be transported into another epoch. The stone walls and exposed beams tell a rich and fascinating story!

Every room is bathed in natural light, creating a cosy and welcoming environment.

The main front room (110 m<sup>2</sup>) has been completely renovated to receive your guests and has a fully equipped kitchen (20 m<sup>2</sup>) and a toilet.

The older part of the building has a sitting room/library (20 m<sup>2</sup>), a toilet and a big room (130 m<sup>2</sup>) with stone walls, arrow slits and an imposing fireplace.

From the main entrance (6 m<sup>2</sup>), a staircase leads to the next floor. On the left is the master bedroom (17 m<sup>2</sup>) with a bathroom (6.5 m<sup>2</sup>) and a shower (2.6 m<sup>2</sup>).

On the right is a big 20 m<sup>2</sup> bedroom with a bathroom and a terrace (30 m<sup>2</sup>) with magnificent views. There is also a 9 m<sup>2</sup> bedroom and a 12 m<sup>2</sup> bedroom with a bathroom (4 m<sup>2</sup>).

The landing has a washroom and toilet (2.4 m<sup>2</sup>).

The basement is perfectly laid out and allows for storage and as a garage with 100 m<sup>2</sup> and divers spaces.

The roof has «picon» tiles. Heating via a heat pump. Connected to mains drainage.

Finished off with a nicely laid out garden!

This property has multiple possibilities: a family home, catering, bed-and-breakfast, etc.

In the immediate vicinity of all conveniences; 1 hour from Biarritz and Pau, as well as ski resorts and Spain; 15 min from the motorway.

## Summary

Property type:	House
Bedrooms:	4
Price	€726,000

## Key Information

Internal Area:	290 sqm
Land Area:	0.06 ha

## Location: Nouvelle Aquitaine



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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