

# House for sale in Pyrénées-Atlantiques

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





#### At a Glance

Reference	e MFH-ADF1626672	Near to	Sauveterre-de-Béarn	<b>Price</b> €450,000
Bed	3	Pool	No	Hab.Space 124 sqm
Land	0.23 ha			Land Tax N/A

#### **Property Description**

Located 10 mins from Sauveterre-de-Béarn is this contemporary home (2015) for sale offering 124m<sup>2</sup> of space on two floors. There is an open fitted kitchen, a living and dining room, three bedrooms, a bathroom, washroom, laundry, a double garage and a basement plus 2800m<sup>2</sup> of land.

The 9 pm<sup>2</sup> entrance serves the fully equipped 30m<sup>2</sup> kitchen with access to the 20m<sup>2</sup> living and dining room with wood burner.

The ground floor has a 2.8m<sup>2</sup> laundry and a toilet.

A lovely staircase leads up to the 17m<sup>2</sup> master bedroom with 6m<sup>2</sup> bathroom and toilet. The big windows allow natural light and a lovely view of the Pyrenees. There is access to the terrace, ideal for relaxation.

Continuing on are two more bedrooms (9m<sup>2</sup> & 15m<sup>2</sup>), a washroom and toilet (5m<sup>2</sup>).

Outside is a spacious double garage and a second laundry room.

There is s basement with access to a crawl space.

The entrance is tiled. The kitchen and landing tiles are to be laid and are included in the price.

The roof is covered in tile. Windows are double glazed. Heating is provided by the wood burner as well as electric powered convector radiators. Hot water is provided by an electric powered 200 litre storage tank.

You will be 10 mins from all commerce and services, 1h from Biarritz, 15 mins motorway access, 15 mins from hospital, 1h from Spain and from skiing.

# Summary

Property type: Bedrooms: Price House 3 €450,000

# **Key Information**

Internal Area: Land Area: 124 sqm 0.23 ha

# **Location: Nouvelle Aquitaine**

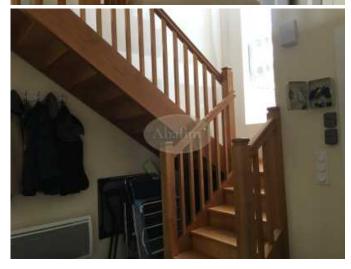


# Gallery















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