

[Click to view MFH-ADF1626672](#)

## House for sale in Pyrénées-Atlantiques

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



# €450,000

inc. of agency fees

3 Beds      124 sqm      0.23 ha

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...

### At a Glance

<b>Reference</b>	MFH-ADF1626672	<b>Near to</b>	Sauveterre-de-Béarn	<b>Price</b>	€450,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	124 sqm
<b>Land</b>	0.23 ha			<b>Land Tax</b>	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 a 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 convactor 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:	House
Bedrooms:	3
Price	€450,000

## Key Information

Internal Area:	124 sqm
Land Area:	0.23 ha

## Location: Nouvelle Aquitaine



## Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates