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## House for sale in Pyrénées-Atlantiques

Ger , Pyrénées-Atlantiques , Nouvelle Aquitaine



# €200,000

inc. of agency fees

2 Beds      98 sqm      0.08 ha

Quietly located 10 minutes from Pontacq, this house from 2000 measures 120 m<sup>2</sup> and sits on a fenced-in garden of 500 m<sup>2</sup> that is planted...

### At a Glance

<b>Reference</b>	MFH-ADF1625824	<b>Near to</b>	Ger	<b>Price</b>	€200,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	98 sqm
<b>Land</b>	0.08 ha			<b>Land Tax</b>	N/A

### Property Description

Quietly located 10 minutes from Pontacq, this house from 2000 measures 120 m<sup>2</sup> and sits on a fenced-in garden of 500 m<sup>2</sup> that is planted with trees. It is composed of an equipped kitchen that gives onto a cosy living-cum-dining room. Upstairs there are 2 bedrooms, a big study, a shower-room and a toilet.

This house is nestled in a lush setting and has bright and comfortable spaces.

The equipped kitchen gives onto a living-cum-dining room (55 m<sup>2</sup>) that has a wood-burning heater, which makes it very cosy. It has a blower to distribute heat evenly for even more comfort.

A staircase leads to the first floor, which has 2 bedrooms (12 m<sup>2</sup> & 14 m<sup>2</sup>) with cupboards and also a big study (5 m<sup>2</sup>).

The shower-room (8 m<sup>2</sup>) has two washbasins, a toilet and two windows.

The attic is suitable for conversion and could be transformed to your liking for additional space.

Outside, there is a big garage (50 m<sup>2</sup>) with outbuildings and a shaded garden planted with flowers.

There is also a well and several areas where vegetable gardens can be grown.

Perfect if you love gardening!

The roof has slate tiles.

Joinery is wooden, double-glazed and equipped with manual roller shutters.

Heating supplied by a wood-burning insert with a ventilation system.

Electric hot-water heater (200L).

Connected to mains drainage.

This charming property is ideally located 10 minutes from Pontacq and all conveniences; 35 min from Pau; 30 min from Tarbes and the airport Tarbes-Lourdes-Pyrenees; 1 hr from ski slopes, the Basque Coast and Spain; 3 hr from the Mediterranean Sea.

## Summary

Property type:	House
Bedrooms:	2
Price	€200,000

## Key Information

Internal Area:	98 sqm
Land Area:	0.08 ha

## Location: Nouvelle Aquitaine



## Gallery



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**C. BAUER – Sunday Times**

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