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## House for sale in Pyrénées-Atlantiques

Pau , Pyrénées-Atlantiques , Nouvelle Aquitaine



# €339,900

inc. of agency fees

4 Beds      181 sqm      0.2 ha

Located 15 minutes from Pau and 5 minutes from Nay, this house from 1946 has got character. Spread over two floors, it is composed...

### At a Glance

Reference MFH-ADF1625906

Bed 4

Land 0.2 ha

Near to Pau

Pool No

Price €339,900

Hab.Space 181 sqm

Land Tax N/A

### Property Description

Located 15 minutes from Pau and 5 minutes from Nay, this house from 1946 has got character. Spread over two floors, it is composed of 4 bedrooms, a living area, a bathroom and a shower-room, with several outbuildings on its 2000 m<sup>2</sup> garden which has exceptional views of the Pyrenees. Situated near conveniences.

The front door opens onto a big and bright living area (42 m<sup>2</sup>) consisting of a living room, a dining room and a kitchen, with a wood-burning heater and giving onto the terrace that has magnificent views of the Pyrenees,

facing south.

To the left of the living room is a spacious bathroom (to renovate) with a tub, a bedroom (12 m<sup>2</sup>) that gives onto the terrace and a separate toilet. To the right of the living room is a study with a door opening to the exterior. The room was once used as a kitchen with a big Béarn-style fireplace. The cellar (80 m<sup>2</sup>) has a 2 metre high ceiling and can be reached from either the inside from the garden level or from the outside via a big door.

A lovely wooden staircase leads to the first floor, which has two big 22 m<sup>2</sup> bedrooms, one with a walk-in closet. Both have balconies with clear views of the Pyrenees. This floor also has an entirely renovated shower-room with a toilet. The third bedroom measures 15 m<sup>2</sup> and there is a small room that could be used as a study or playroom for your children.

The entire level has oak flooring.

The attic is reached via a trapdoor and is suitable for conversion.

The roof is covered with black tiles from Lourdes, with a significant stock in case of tile replacement. Double glazing. Electric heating throughout the house, with a wood-burning heater in the living area.

Some updating is needed.

Outside, the lovely tree-filled garden (2000 m<sup>2</sup>) has a henhouse, a barn, a big garage with a carport, a pigeon house, rabbit hutches and a non-adjoining shed.

Situated near primary schools and a crèche. Only 5 minutes from secondary schools.

Located 2 hr 45 min from Toulouse; 3 hr from Bordeaux; 2 hr 15 min from Biarritz; 2 hr from the closest ski station.

## Summary

Property type:	House
Bedrooms:	4
Price	€339,900

## Key Information

Internal Area:	181 sqm
Land Area:	0.2 ha

## Location: Nouvelle Aquitaine



## Gallery



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