Click to view MFH-ADF1626075

Countryside house for sale in Pyrénées-Atlantiques

Lembeye, Pyrénées-Atlantiques, Nouvelle Aquitaine



€259,000

inc. of agency fees

4 Beds

150 sqm

0.2 ha

Located in the triangle of Lembeye/Morlaàs/Garlin, this old stone house from XVIII has been entirely renovated and is not overlooked....

At a Glance

Reference MFH-ADF1626075

Near to Lembeye

Price €259,000

Bed 4

Pool No

Hab.Space 150 sqm

Land 0.2 ha

Land Tax N/A

Property Description

Located in the triangle of Lembeye/Morlaàs/Garlin, this old stone house from XVIII has been entirely renovated and is not overlooked. It is composed of a living room, a master bedroom, three bedrooms and two shower-rooms, sitting on 2000 m² of land with lovely views of the surrounding hills and the Pyrenees.

The front door opens onto a big living area (46 m²) consisting of a living room, a dining room and a kitchen. This beautiful room faces south and is equipped with a pellet-burning heater. It has access to the terrace which has views of the hills and the Pyrenees.

To the left of this living are is the master bedroom, with a shower-room (walk-in shower) and separate toilet.

A wooden staircase leads upstairs to a large hallway that could hold bookshelves for storage space. Two of the spacious bedrooms have a Velux window and the third spacious bedroom, at the end of the hallway, has a window with views of the Pyrenees. There is a bathroom to be equipped and needing flooring. There is also a separate toilet and a thermodynamic hot-water heater.

The roof structure is in good condition. The house is very well insulated, which will reduce energy waste. Heating by a pellet-burning heater that can heat the entire house, but there are electric heaters for extremely cold periods.

Double-flow mechanical ventilation with exchanger and the A/C system in the living area.

The courtyard (270 m²) is entirely tarred and enclosed, with a big automatic front gate.

In addition to the house, there are two nice barns. The first (80 m²) is currently used for repairing vehicles and has a circuit breaker. The roof has solar panels that yields a resale value of 750 euros per year. The second barn (55 m²) could be converted into a dwelling with two levels.

This property is situated near elementary schools. The nearest middle school and conveniences are 15 minutes from Lembeye, 14 min from Garlin and 20 min from Morlaàs.

The motorway is nearby.

Located 2 hr 20 min from Toulouse; 2 hr from Bordeaux; 1 hr 45 min from Biarritz.

Summary

Property type: Countryside house

Bedrooms: 4

Price €259,000

Key Information

Internal Area: 150 sqm Land Area: 0.2 ha

Location: Nouvelle Aquitaine





Gallery

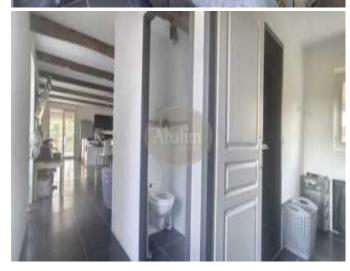














Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved