

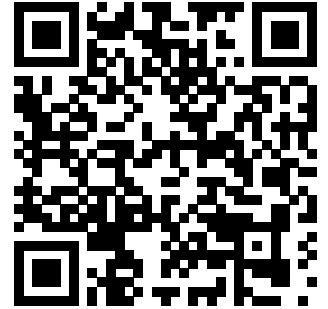


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## Bearn-style house on 2,7 hectares

**360 000 €** [ Fees paid by the seller ]



- Reference : AF26076
- Number of rooms : 7
- Number of bedrooms : 4
- Living space : 165 m<sup>2</sup>
- Land size : 27 000 m<sup>2</sup>
- Local taxes : 480 €



Located between Sauveterre de Béarn and Navarrenx, this property from the 19th century measures 172 m<sup>2</sup> and is composed of a dining room, a kitchen, 4 big bedrooms and outbuildings, all on 2.7 hectares of land with wonderful views of the countryside and the mountains.

With a good viewpoint and facing due south, this farmhouse has magnificent views of the Pyrenees and the surrounding countryside.

To the right of the entrance hall (9 m<sup>2</sup>) is a dining room (24 m<sup>2</sup>) with a fireplace and a big 15 m<sup>2</sup> room that could be used as a bedroom.

There is also a separate kitchen (12 m<sup>2</sup>), a shower-room (15 m<sup>2</sup>), as well as another room (18 m<sup>2</sup>) that communicates with the barn.

A nice staircase leads upstairs to the 4 bedrooms (10 m<sup>2</sup>, 14 m<sup>2</sup>, 16 m<sup>2</sup> & 18 m<sup>2</sup>) with magnificent old parquet flooring.

There is direct access to the attic, which can be converted to your needs.

The adjoining stone barn (380 m<sup>2</sup>) has two levels and can be converted to your liking.

The roofing of the house and the barns were overhauled about 15 years ago, as well as the façade.

This house is in overall good condition, but updating of the kitchen and bathroom is necessary, as well as bring the septic tank up to code.

Heating via an oil-fired boiler and a wood-burning heater. Joinery is single-glazed. The roof is tiled.

Outbuildings: adjoining barn (380 m<sup>2</sup>); shed (45 m<sup>2</sup>); shed (48 m<sup>2</sup>); garage (27 m<sup>2</sup>).

Located 10 minutes from conveniences and a golf course; 1 hr from Biarritz, Spain and ski stations.

**ENERGY CONSUMPTION :** **E (295)**

**GREENHOUSE GAS :** **E (59)**