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Lovely Home Pretty Garden

264 000 € [Fees paid by the seller]



- Reference : AF26186
- Number of rooms : 8
- Number of bedrooms : 3
- Living space : 170 m²
- Land size : 2 500 m²
- Local taxes : 484 €



Located between Maubourguet and Madiran is this lovely property offering 170m² of living space on 2500m² of land. Three bedrooms, one of which on the ground floor, two bathrooms, a kitchen, cosy living room and spacious living room which has lots of natural light complete the charm and authenticity of this home.

To the left of the 10m² entrance hall is the cosy living room of 28m² with fireplace, a 15m² bedrooms and access to the 20m² kitchen and 8m² larder. There is also an 8m² laundry with a door leading to the terrace.

To the right of the entrance hall is the 37m² living room where natural light enters via the patio door and which serves as dining room and summer sitting room with access to the garden.

Opposite the entrance hall is a bathroom with toilet.

Upstairs, there is a 10m² bedroom, a 13m² bedroom with corner wardrobe space and an 8m² study which could be transformed to a washroom should you need.

All windows are double glazed. An air/water heat pump system provides heating and the roof was relaid on 2017. The loft is insulated with wood wool. The property is served by an individual sewage system.

The land has trees and flowers and a small shed. There is no garage.

You will be 8 mins from Madiran, 9 mins from Maubourguet, 40 mins from Tarbes, 1h40 from Bayonne and 2h05 from Toulouse.

ENERGY CONSUMPTION : C (121)

GREENHOUSE GAS : A (4)