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## Traditional house, views of Pyrenees

**339 900 €** [ Honorarios al vendedor ]



- Referencia : AF25906
- Número de habitaciones : 7
- Número de habitaciones : 4
- Espacio habitable : 181 m<sup>2</sup>
- Superficie del terreno : 2 000 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 681 €



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.

**CONSUMO DE ENERGIA :**

**F (363)**

**EMISIONES DE GASES DE EFECTO INVERNADERO :** **B (11)**