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## Village Home, Garden, Pool

**325 000 €** [ Honorarios al vendedor ]

- Referencia : AF26884
- Número de habitaciones : 6
- Número de habitaciones : 4
- Espacio habitable : 129 m<sup>2</sup>
- Superficie del terreno : 1 900 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 510 €



Located in a quiet environment 15 mins from Saint Palais in the Basque country, 10 mins from Sauveterre-de-Béarn, is this restored 130m<sup>2</sup> home offering four bedrooms, a study or smaller bedroom, independent kitchen, a living room, washroom, garage, outbuildings, a carport, terraces and a pool on 1900m<sup>2</sup> of grounds.

On entering the automated gateway, a track filled with flowers and trees leads to this charming home.

The covered terrace, away from prying eyes, leads to the 15m<sup>2</sup> independent fitted kitchen and the 50m<sup>2</sup> living and dining room with wooden burner.

There is a 2.7m<sup>2</sup> washroom.

A 19m<sup>2</sup> space could serve as office space, games room or extra bedroom, as required.

A lovely staircase leads up to a 1.8m<sup>2</sup> landing serving three bedrooms (10m<sup>2</sup> and two of 11m<sup>2</sup>) and an 8m<sup>2</sup> bathroom.

Outside are several outbuildings, a shelter, a garage and a two-vehicle carport.

All windows are double glazed with automated shutters. Solar panels assure an economical consumption. Heating is provided by a wood burner and reversible air conditioning. There is an individual sewage system up to current regulations at time of publication.

The grounds have trees and has been carefully maintained with no overlooking neighbours. There is a

9.5x4.5m swimming pool.

You will be 10 mins from all commerce and services, 15 mins from a hospital and motorway access, 1h from skiing, from Biarritz and from an airport.

**CONSUMO DE ENERGIA :**

**C (148)**

**EMISIONES DE GASES DE EFECTO**

**A (4)**

**INVERNADERO :**