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## Renovated Village Home

**166 000 €** [ Honorarios al vendedor ]

- Referencia : AF26901
- Número de habitaciones : 6
- Número de habitaciones : 4
- Espacio habitable : 130 m<sup>2</sup>
- Superficie del terreno : 490 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 473 €



Situated in a charming village 25 mins north of Orthez is this renovated 4-bedroom house offering 130m<sup>2</sup> of living space including also a spacious living room with fireplace, an open fitted kitchen, laundry, 2 toilets, bathroom and study plus 490m<sup>2</sup> of leafy, enclosed garden with views across the countryside. Perfect for you new life in SW France.

The living room measures 31m<sup>2</sup> and enjoys a fireplace suggesting cosy winter's evenings after a day skiing at a nearby Pyrenean slope, whilst the open fitted kitchen measures 17m<sup>2</sup>. To the left of the entrance and enjoying direct access to the garden terrace is a 20m<sup>2</sup> bedroom complete with large storage cupboards and fireplace. The 4m<sup>2</sup> laundry room and toilet complete this floor.

Upstairs, a library-style landing serves 3 bedrooms of 10, 14 & 20m<sup>2</sup> as well as a 7m<sup>2</sup> study and 3.5m<sup>2</sup> bathroom with toilet.

Construction is traditional with a tiled-covered roof. Heating is assured by a wood burner. All windows are PVC-framed and double-glazed. Hot water is produced by electricity. The property has a sewage tank system.

The leafy, terraced garden enjoys views across the countryside, a garden shelter for relaxation, a DIY shed and a wood shelter.

You will be 10 mins from all commerce and services, 25 mins from a TGV-served train station and A64 motorway. 1h from Biarritz for a day at the beach and 1h30 from a trip to the ski slopes.

DPE :

Bien non soumis aux DPE.