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## Village Home

**229 000 €** [ Vergoedingen aan de verkoper ]

- Referentie : AF26276
- Aantal kamers : 5
- Aantal slaapkamers : 4
- Woon oppervlak : 125 m<sup>2</sup>
- Grond oppervlak : 1 500 m<sup>2</sup>
- Grond belasting : 240 €



Located between Sauvererre-de-Bèarn and Mauleon is this 150m<sup>2</sup> village home offering a living/dining room, kitchen, four bedrooms, two washrooms, a garage, car shelter and 1500m<sup>2</sup> of enclosed land with trees.

The house may be accessed via the ground floor entrance or there is an exterior staircase leading directly to the upper floor thus possibility to create two independent dwellings exists.

The ground floor consists of an 11m<sup>2</sup> entrance, a washroom, three rooms (11m<sup>2</sup>, 12m<sup>2</sup> & 17m<sup>2</sup>) a 30m<sup>2</sup> garage and a laundry room which also houses the heating boiler.

An interior staircase leads up to a 10m<sup>2</sup> corridor serving two bedrooms (12m<sup>2</sup> each), a 30m<sup>2</sup> living/dining room equipped with a wood burner, a 14m<sup>2</sup> kitchen and a washroom.

These rooms benefit from a splendid view of the surrounding countryside and the Pyrenees.

Outside, the land has trees and a car shelter.

Heating is provided by an air/water heat pump system. There is a geothermal 150 litre hot water system. The property is served by an individual sewage system (micro station installed in 2022). The windows have one pane of glass. A general modernisation of the house should be allowed for.

You will be 10 mins from commerce and services, 1h from Biarritz, 1h from Spain and from skiing.

**ENERGIE VERBRUIK : D (200)**

**BROEIKAS EFFECT : A (6)**