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18th Century Béarn Farmhouse Property

325 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26745
- Numero di stanze : 12
- Numero di camere da letto : 6
- Superficie abitabile : 350 m²
- Superficie del terreno : 8 700 m²
- Imposta patrimoniale : 760 €



Located in a charming village between Pau and Nay, 20 mins from Pau, is this farmhouse property, typical in style of the region, Le Béarn. Offering 340m² of living space, there is a living/dining room, kitchen, larder, bathroom, five bedrooms, a loft, outbuildings and 8500m² of grounds.

The 9.5m² entrance hall serves the 30m² dining room, 36m² living room, a 27m² bedroom, 32m² kitchen and 22m² larder.

A lovely staircase leads up to four bedrooms (two of 22m², 25m² and 30m²), a 22m² room and a 1.15m² toilet.

Continuing on are three rooms, 14m², 16m² and 19m². A loft could be converted to your requirements.

This property has vast outbuildings and barns totalling 500m² on two levels.

The slate roof was relaid, on the majority, five years ago. There is double glazing present for the majority of windows. The property is connected to the sewage mains. The property is connected to the gas mains.

The 8500m² of grounds are pleasant and leafy and perfect for nature lovers or those with a rural project.

Renovation works should be allowed for to preserve the charm and character of this property.

You will be 10 mins from all commerce and services, 15 mins from TGV station, 1h from skiing and 1h30 from Biarritz.

