



16, Avenue de la Marne - 65000 TARBES
Tel.: 0033 (0) 562.345.454. - Fax : 0033 (0) 562.346.660
abafim.it
Contattaci anche tramite e-mail su contact@abafim.com

Four-Bedroom Home 1,1 Hectare

380 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26920
- Numero di stanze : 6
- Numero di camere da letto : 4
- Superficie abitabile : 190 m²
- Superficie del terreno : 11 900 m²
- Imposta patrimoniale : 1 839 €



A 5 mins walk from the town centre of Peyrehorade, located in a quiet neighbourhood, is this pleasant 190m² home for sale with magnificent leafy grounds of over a hectare.

This lovely building, once a tile factory, has been tastefully transformed to a two-level home.

The ground floor has a spacious 51m² living area where natural light invades via a south-facing patio door. It has a splendid stone wall, is heated by a wood burner and is perfect for entertaining friends and family with its dining corner, sitting area and bar.

The opposing north side has the 51m² garage and a second entrance to the house.

Between these two spaces is a 12m² room, currently a consulting room, which could be used as a downstairs bedroom. It has two neighbouring storage rooms.

The upstairs and main living area is accessed by an interior staircase or via the exterior balcony on the east-facing facade.

The central entrance hall serves all the rooms. To the left is a 45m² living area (sitting and dining area, open kitchen), adorned with a fireplace with wood burner and a sun-baked south-facing balcony. There is an 8m² washroom and toilet close by. The opposing side of the house has a larder and a 12m² master bedroom with walk-in wardrobe. A small corridor separates the two other bedrooms (11m² & 12m²).

This home requires no particular building or renovation work. The roof is covered in tile. Part of the walls are

stone with the more recent construction using breeze blocks. There is a wood burner on the ground floor and the upstairs one has an air distribution system providing heat throughout. The firewood comes from the grounds.

An electric radiators in the corridor provides extra heat during a cold spell. Windows are double glazed. The property is connected to the sewage mains. There are several solar panels on the roof considerably reducing your electricity bill.

In front of the house, after the sunny terrace, are over a hectare of grounds with trees (oak, chestnut, acacia...) providing a source of firewood and a bucolic setting.

This home, close to the countryside, is only a few hundred metres from the town centre and all commerce and services (shops, schools, chemist...). Between Orthez (30km) and Dax (20km), Bayonne (40km) and the coast, and Spain (70km) and close to the A64 motorway.

CONSUMO ENERGETICO : D (213)

GAS SERRA : B (6)