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## 18th century shingle Bearnese-style house

**147 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26942
- Numero di stanze : 3
- Numero di camere da letto : 2
- Superficie abitabile : 81 m<sup>2</sup>
- Superficie del terreno : 3 800 m<sup>2</sup>
- Imposta patrimoniale : 260 €



Located in the triangle of Lembeye, Madiran and Aire-sur-l'Adour, this typical Bearnese-style house has a living space of 81 m<sup>2</sup> and is composed of a living room, a kitchen, two nice bedrooms, a shower-room and a garage, on a garden of 3800 m<sup>2</sup> that is entirely fenced-in and tree-filled, with a well.

Situated in the tranquility of the countryside, isolated, with no nearby neighbours, with views of the Pyrenees and the Pic du Midi just in front of you.

The main entrance opens onto a 22 m<sup>2</sup> living room with a fireplace and pellet-burning heater. To the left of the entrance is a 22 m<sup>2</sup> bedroom. The separate kitchen (11 m<sup>2</sup>) is reached from the living room and it is also accessible via a back door. Next to it is a shower-room and toilet (5 m<sup>2</sup>) and a second bedroom (15 m<sup>2</sup>).

The exposed beams give a lot of authenticity to the home.

There are two outbuildings: a 41 m<sup>2</sup> house and a henshouse.

The 3800 m<sup>2</sup> garden is planted with trees, with a stone well. There are also fruit trees: cherry, pear and walnut.

The roof has slate and fibre cement tiles on one side and tiles on the other side.

The construction is traditional. Heating is electric, in all the rooms. Pellet-burning heater in the living room with air ducts that distribute the heat and a fireplace.

Electric hot-water heater (200L). Joinery is single-glazed and wooden for all of the house.  
Located 21 minutes from Aire-sur-l'Adour; 10 min from Garlin (A65 motorway); 50 min from Pau, its airport and high-speed train station (TGV); 1 hr 40 min from ski resorts and the mountains, as well as beaches; 2 hr 10 min from Spain.

**CONSUMO ENERGETICO : F (387)**

**GAS SERRA : C (12)**