



Excellently Presented House near Town,

64390, Guinarthe Parenties, Pyrénées Atlantiques, Nouvelle Aquitaine

€237,000

Ref: 1622

* Available * 3 Beds * 2 Baths * 131m2

This house has been transformed into a charming and practical family home, that has a superb, relaxing ambience. It has been arranged for open plan living and has partially enclosed areas for summer.

- Airports at Biarritz
- Sailing and Beach not far
- Wine Region
- River and mountain pursuits
- TGV Trains close by
- Golf in area
- Shopping and markets
- Ski slopes
- Motorways close
- Tennis locally
- Popular Tourist Area

Property Description

This house has been transformed into a charming and practical family home, that has a superb, relaxing ambience. It has been arranged for open plan living and has partially enclosed areas for summer. The summer kitchen, store and covered terrace can easily be transformed into areas that could also be used in the winter, which would greatly increase the size of the house.

On arriving at the house you can enter through the summer kitchen and on into the covered enclosed terrace, and the large living area - the kitchen, sitting room and dining room. This in turn leads onto the elegant hallway that has direct access to outside from the original front door and attractive stone steps. The shower room with WC completes this level.

The first floor has two good-sized bedrooms, landing with mezzanine and a shower room with WC.

The cellar offers further space including a utility room, bedroom and games room.

Outside there are various outbuildings. The garden is flat and has been planted with a variety of attractive trees and shrubs and is surrounded by a stone wall. The entrance gates are electric.

The house benefits from double glazing throughout, has recently been re-roofed, and has new gutters and barge boards.

The house has a water source which is used for almost all the water needs. This along with the efficient heat pump for the heating system, makes the running costs for this house very low.

It is in a quiet location, but only a short distance to the centre of Sauveterre de Bearn. The coast and mountains are also within easy reach for a day out. Shops are close, and of course there are airports and train terminals in the area: lots of sports activities are within reach.

Alistair Lockhart. Property Director, FrenchEntrée

