



## Elegant Formal Village House,

64390, Sauveterre-De-Béarn, Pyrénées Atlantiques, Nouvelle Aquitaine

# €275,000

Ref: 1080

\* Available \* 3 Beds \* 1 Bath \* 200m2

This elegant formal eighteenth century village house has been beautifully renovated by the present owners and comes with 2500m<sup>2</sup> of land and wonderfully maintained garden.

- 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

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**French Entrée** 

## Property Description

This elegant formal eighteenth century village house has been beautifully renovated by the present owners and comes with 2500m<sup>2</sup> of land and wonderfully maintained garden.

Double glazed throughout, the property comprises a large sitting/dining room, kitchen with dining area, mezzanine, utility room, bathroom with independent shower, two independent WCs, large garage with electric doors (2 cars), workshop, and barn.

The house includes 32m<sup>2</sup> of loft space suitable for converting into further habitable space.

The individual drainage system has been completely updated to comply with all current legal normes and the hot water is provided by solar panels.

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, especially the ski slopes in the **Pyrénées**.

Alistair Lockhart. Property Director, FrenchEntrée

