



## Stone house from XVIII,

64350, Pyrénées-Atlantiques, Nouvelle-Aquitaine

# €259,000

Ref: AF26075

\* 4 Beds \* 1 Bath \* 150m<sup>2</sup>

Located in the triangle of Lembeye/Morlaàs/Garlin, this old stone house from XVIII has been entirely renovated and is not overlooked. It is composed of a living room, a master bedroom, three bedrooms and two shower-rooms, sitting on 2000 m<sup>2</sup> of land with lovely views of the surrounding hills and the...

- DPE1: 110 DPE2: 3 Number of rooms: 5

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**French Entrée** 

## Property Description

Located in the triangle of Lembeye/Morlaàs/Garlin, this old stone house from XVIII has been entirely renovated and is not overlooked. It is composed of a living room, a master bedroom, three bedrooms and two shower-rooms, sitting on 2000 m<sup>2</sup> of land with lovely views of the surrounding hills and the Pyrenees.

The front door opens onto a big living area (46 m<sup>2</sup>) consisting of a living room, a dining room and a kitchen. This beautiful room faces south and is equipped with a pellet-burning heater. It has access to the terrace which has views of the hills and the Pyrenees.

To the left of this living area is the master bedroom, with a shower-room (walk-in shower) and separate toilet.

A wooden staircase leads upstairs to a large hallway that could hold bookshelves for storage space. Two of the spacious bedrooms have a Velux window and the third spacious bedroom, at the end of the hallway, has a window with views of the Pyrenees. There is a bathroom to be equipped and needing flooring. There is also a separate toilet and a thermodynamic hot-water heater.

The roof structure is in good condition. The house is very well insulated, which will reduce energy waste. Heating by a pellet-burning heater that can heat the entire house, but there are electric heaters for extremely cold periods.

Double-flow mechanical ventilation with exchanger and the A/C system in the living area.

The courtyard (270 m<sup>2</sup>) is entirely tarred and enclosed, with a big automatic front gate.

In addition to the house, there are two nice barns. The first (80 m<sup>2</sup>) is currently used for repairing vehicles and has a circuit breaker. The roof has solar panels that yields a resale value of 750 euros per year. The second barn (55 m<sup>2</sup>) could be converted into a dwelling with two levels.

This property is situated near elementary schools. The nearest middle school and conveniences are 15 minutes from Lembeye, 14 min from Garlin and 20 min from Morlaàs.

The motorway is nearby.

Located 2 hr 20 min from Toulouse; 2 hr from Bordeaux; 1 hr 45 min from Biarritz.

## Gallery

