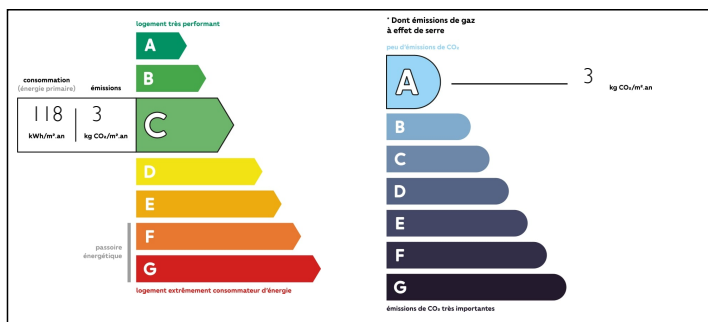


House 6 rooms 178 m located 9mn from PEYREHORADE

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Peyrehorade
Department:	Landes
Bed:	5
Bath:	2
Floor:	178 m²
Plot Size:	1800 m²

IN BRIEF

Attractive stone house, completely renovated inside in 2021, located approx. 9 minutes from Peyrehorade and 40 minutes from Bayonne. Pleasant, peaceful setting with a lovely 1800 m² garden including a large outbuilding + garage + carports. The house offers around 178 m² of living space and comprises 3 large bedrooms, including a master suite on the ground floor with its own shower room and separate toilet. There are two further small bedrooms/offices upstairs, as well as a second shower room with WC, another separate WC and a large utility room. The renovation has been tastefully carried out with a view to preserving the character of the old building while skilfully blending contemporary materials and equipment. The kitchen will remain fully equipped. New energy-efficient heat pump heating system, mains drainage connected, low property tax, low general maintenance costs. Just waiting for you...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Comprising:

Ground floor: entrance hall, lounge/dining room, fitted kitchen, master bedroom with shower room + WC, utility room, shower room with WC.

First floor: landing/storage area, attic including boiler room (heat pump), WC, two large bedrooms + two small bedrooms/offices, attic storage space.

Outside:

Outbuilding of approx. 100 m² with garage, carport and storeroom.

Pleasure garden, vegetable plot with well + pump + reservoir, basketball court. 2 separate entrances.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 629 EUR

NOTES