

LOVELY FARM HOUSE TO RENOVATE + 844M2 OF GARDEN + CLOSE TO PAU

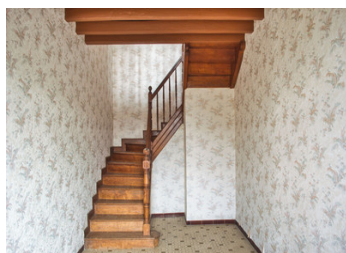
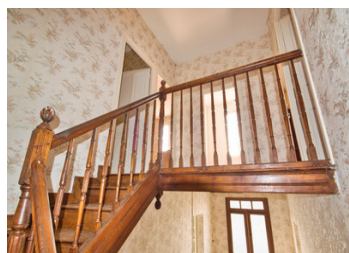
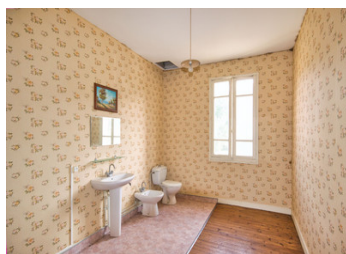


INFORMATION

Town:	Artix
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	1
Floor:	167 m2
Plot Size:	844 m2

IN BRIEF

If you are interested in a renovation project in the countryside of the Pyrenees Atlantique, this Béarnaise style farm house, presents an ideal investment opportunity. Located conveniently in a charming village close to Artix and Pau, you can benefit from both proximity to many essential commerces, and calm lifestyle in the area. While arriving to the property, you will notice many beautiful landscapes and forests waiting for you to be explored. The garden in front of and behind the house makes up 844m2, giving you plenty of space to park your cars and develop the area with a terrace or a swimming pool if you wish.

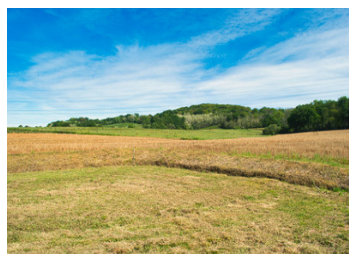


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 600 EUR

NOTES

DESCRIPTION

From the facade, the house has a very typical Béarnaise style - five lovely windows with dark red shutters overlooking the south side.

The main door leads into a hallway with its original wooden staircase to the first floor. On the ground floor, you will find a spacious living room on the left, and a dining room on the right. Passing that dining room, you will reach the back of the house with an additional bedroom, kitchen and a bathroom. On the first floor, there are four separate bedrooms, two of which have two windows, allowing a lot of light into the house.

Ground floor:

- Hallway with the stairs 16m2
- Reception room 25m2
- Dining room with a fireplace 18m2
- Kitchen 15m2
- Bathroom 6m2
- WC
- Bedroom 12m2

First floor:

- Bedroom 1: 12m2
- Bedroom 2: 12m2
- Bedroom 3: 15m2
- Bedroom 4: 15m2
- Office space/ Walk-in closet: 6m2

Exterior:

- 844m2

The property needs full renovation, as it doesn't have any electricity, heating or sanitation solutions on site.

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