

FOR SALE FURNISHED. A Charming Village Property With 5 Bedrooms and Swimming Pool



€ 295,000 fai

FCH1187

A very attractive village house dating from the 1930s, built in the style of a petite Maison de Maître and offering a classic, symmetrical layout. Living rooms and bedrooms are arranged around a central hallway on both the ground and first floors, creating a balanced and elegant interior.

Set back from the main village thoroughfare, the property is accessed via private entrance gates and sits centrally within its quarter-acre plot. The entrance hall opens to a spacious dining kitchen on the left and a well-proportioned sitting room on the right. To the rear of the house is a guest water closet, a utility room and a summer sitting room overlooking the gardens and swimming-pool terrace.

The first floor provides five bedrooms, a family bathroom and a separate WC, along with additional storage space in a lower-level attic.

The second-floor attic has been fully incorporated into the living space and features a large open-plan games room. This area is insulated and heated and could easily serve as a sixth bedroom or children's dormitory.

Full of character and charm, the property would make an ideal holiday home for a large family. With some energy-efficiency

improvements, such as the installation of double glazing, it could also become a very comfortable and spacious permanent residence.

Located in a peaceful village just 10 minutes from Mauléon-Licharre and 15 minutes from Saint-Palais and Sauveterre-de-Béarn, the house enjoys convenient access to shops, cafés, restaurants and medical facilities.

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

Property Features

Additional Information

Habitable Space : 175 m²	No of Rooms Total : 9	No. Reception Rooms : 3	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 0	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 741.00	Heating : Electric Radiators	Hot Water : Electric	

Construction

Year : 1933	Type : Residential
Roof : Revision in 2014	

Services

Tele / ADSL : Yes / Yes - Fibre Optique available	Drainage : Mains Drainage
Glazing : Single Glazing	Eco Features :

Grounds

Land Area : 1182 m²	Boundary : Enclosed
Terrace : Yes	Garden Well : Yes
Garage : No	Car Port : No
Swimming Pool : 9M x 4M chlorine	
Outbuildings : Pool House / Garden Shed	

Ancillary Buildings

For Further Information, please contact.

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