

PRICE REDUCTION! Beautifully Renovated Townhouse with Courtyard Garden in Popular Market Town



€ 325,000 fai

FCH1047

Within walking distance to all amenities of a beautiful medieval market town of Sauveterre de Bearn, this recently renovated former boulangerie with courtyard garden offers the perfect turn-key solution.

Sympathetically restored in recent years to include new electrics, plumbing, heating, kitchen and bathrooms, this charming property still retains many original features; original fireplaces and staircase and parquet flooring in the upper floor bedrooms. The entrance opens into a spacious sitting room with a feature fireplace with wood pellet burner, a staircase leading to the upper floor and guest toilet with wash basin. The sitting room leads through to an open plan kitchen / dining room with separate laundry room; the two rooms divided by the staircase and a restored ancient stone and iron dough kneader - a beautiful feature dating back to its early 19th century origins. On the first floor, a beautifully appointed master bedroom, with private shower room and dressing room, overlooks the pretty courtyard garden to the rear of the house. Two further double guest bedrooms share a family bathroom with separate WC. The second floor is suitable for conversion, having been fully insulated and supplied with electricity and water, offering approximately 90m² of habitable space. An enclosed courtyard garden with a partially covered dining terrace and a hot tub to relax and enjoy the long summer evenings is accessed via the dining kitchen.

The town is fast becoming a popular location for its breathtaking views across the Oloron River, countryside and the Pyrenees Mountains from its Roman / Gothic church, constructed between the 12th and 13th centuries. The town attracts artists and

creatives, posessing a lively friendly community with its many cultural festivals staged throughout the year. Sauveterre de Bearn is well equipped with bakeries, a butcher, pharmacy, cafés and restaurants, a weekly organic market and a supermarket. Situated just 45 minutes from the Atalntic coast around Biarritz and a little over an hour to the Pyrenees ski stations of La Pierre St Martin and Gourrette.

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 : 4	No. Reception Rooms : 1	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 336.00	Heating : Wood Pellet Burner and Electric Underfloor Heating	Hot Water : Electric	

Construction

Year : 1826	Type : Residential
Roof : Picon Tiled	

Services

Tele / ADSL : Fibre Optic	Drainage : Mains Drainage
Glazing : Single and Double Glazing	Eco Features : Wood Pellet Burner

Grounds

Land Area : 57 m²	Boundary : Enclosed
Terrace : Courtyard Garden with Covered Dining Terrace	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : Hot Tub	
Outbuildings : Small Garden Shed	

Ancillary Buildings

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For Further Information, please contact.

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