



## House

SAINT PEE SUR NIVELLE (64)

**640 000 €\***

\* Agency fees to be paid by the seller



215 m<sup>2</sup>



11 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

SAINT PEE SUR NIVELLE, house T11 Impregnable dominant view on the mountain for this house in the village of Saint-Pée sur Nivelle, established on a large raised ground of 2200 m<sup>2</sup> and swimming pool, of which a plot of 1100 m<sup>2</sup> is detachable. The house itself is ideal for a large family with its 6 bedrooms, a double living room, veranda, separate kitchen, and 2 bathrooms. The living room benefits from a double exposure and the whole house is exposed to the south, which gives it a beautiful light. The garden level offers additional spaces with its workshop, its office, its cellar, and finally, a music studio of 27 m<sup>2</sup> fitted out in the old garage. Small terrace areas have been designed here and there in the garden. You are a few minutes walk from the center of the village which has provided all the facilities. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 817071

Property type ..... House

Year of construction ..... 1970

Exposure ..... South

View ..... Vue dégagée, sur Montagne

Furnished ..... Yes

### SURFACES

Living space ..... 215 m²

Living room surface ..... 28 m²

Land surface ..... 2200 m²

### COMPOSITION

Number of rooms ..... 11

Number of bedrooms ..... 6

Toilets count ..... 3

Washrooms ..... 2

Terrace ..... 1

### DPE/GES

DPE ..... 298

GES ..... 62

### APPENDIX

Parking ..... extérieur

Parking space ..... 2

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... fuel

Kitchen ..... aménagée