



## House

NORD DE PAU (64)

**238 000 €\***

\* Agency fees to be paid by the seller



260 m<sup>2</sup>



10 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

In the heart of a charming country house in North Béarn, on the famous road to Santiago de Compostela, I present to you this spacious village house, dating from the end of the 19th century. With its 260 m<sup>2</sup> of living space, its original parquet floors and its six bedrooms, this residence offers a harmonious blend of modernity and old-world charm. The two spacious living rooms, the crossing corridor, the equipped American kitchen and the fitted bathroom add an additional touch of comfort. In addition, this property offers the possibility of being easily transformed into two duplexes with two separate entrances, thus offering flexibility of use. Ideally located a few steps from shops, restaurants, the medical center, the school and the college, this pretty residence of character is a real gem. Do not delay in contacting me to discuss in person and organize a visit. Fees are the responsibility of the seller.

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!



**Pascale  
FERTILHANGES**

**AGEN (47000)**

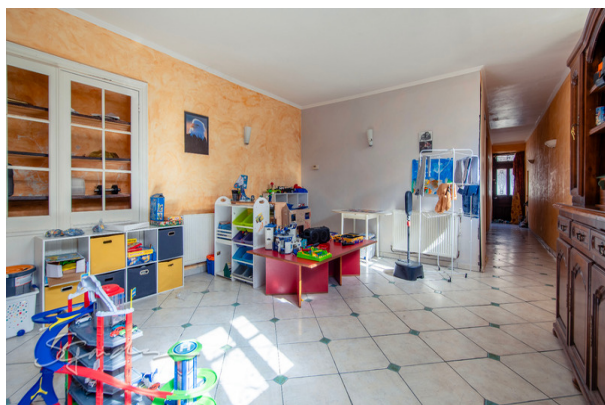
Agent

RSAC : 832 879 720 00015

Courts service city : AGEN

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 826689

Property type ..... House

Year of construction ..... 1800

### SURFACES

Living space ..... 260 m²

Living room surface ..... 27 m²

Land surface ..... 170 m²

### COMPOSITION

Number of rooms ..... 10

Number of bedrooms ..... 6

Number of bathrooms ..... 2

Toilets count ..... 2

### DPE/GES

DPE ..... 132

GES ..... 34

### APPENDIX

Videophone ..... Non

### SERVICES

Heater ..... fuel

Kitchen ..... aménagée



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle