



## House on one level

GEAUNE (40)

**198 000 €\***

\* Agency fees to be paid by the seller



138 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

SINGLE STOREY 137m<sup>2</sup> built in 1978, COUNTRYSIDE LESS THAN 5 MINUTES FROM THE CENTER OF THE VILLAGE of GEAUNE, all shops, schools, college and amenities. The slopes, the ocean 90 kms, BORDEAUX and TOULOUSE 2 hours away PAU and its airport 35 minutes away This very bright pavilion offers a living room 25m<sup>2</sup> large bay windows with breathtaking views of the countryside, open fitted kitchen, utility room (currently living room summer in veranda opening onto south terrace) 3 bedrooms, 1 office room, bathroom (shower and bath) - separate WC, second veranda 25 m<sup>2</sup> facing south, breathtaking view of the countryside, 12 solar panels are in place and generate 900th annual gain, which is not negligible! attic insulation and frames, plus an attic can be converted, so over time you can increase the living space. a magnificent 2160m<sup>2</sup> enclosed plot of land with various fruit trees, as well as 4 garages and a small garden shed to store tools if you want to be quiet, in the countryside, without being isolated, ideal for dynamic retirees, or couples with children, school bus, and schools and college 5 minutes away. Rare single storey for sale, not overlooked and without nuisance.

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!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 835724

Property type ..... House on one level

Year of construction ..... 1978

Exposure ..... S-W

View ..... Vue dégagée, Panoramique

### SURFACES

Living space ..... 138 m²

Living room surface ..... 28 m²

Land surface ..... 2167 m²

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 290

GES ..... 9

### APPENDIX

Parking ..... extérieur

Parking space ..... 2

Garage ..... 4

Videophone ..... Non

### SERVICES

Heater ..... électricité

Kitchen ..... aménagée



CAPIFRANCE  
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SAS au capital de 100.000 euros

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