



Country house

MALAUSSANNE (64)

275 000 €



237 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

MALAUSSANNE - Come and discover this very large T6 house of 177 m² and its independent T2 apartment of 60 m², all on land of 8,243 m². Located on the heights of the village, you will be surprised by the calm and the view of the surrounding countryside. You will be seduced by the volumes offered: 1 living room of 23 m², 1 dining room of 28 m², 1 separate kitchen of 12 m², 5 spacious bedrooms of 15 to 17 m² including 3 on the ground floor, 1 bathroom water and 1 separate toilet make up the house. The apartment consists of a living room, a kitchen, a bedroom, a bathroom and a balcony. Everything is possible for this property: accommodate a large family or transform it into a gîte. You will also benefit from numerous large outbuildings of more than 500 m² (garages, lean-tos, etc.), including 1 independent of the house. Nature lovers, this property is made for you and depending on your project you will have the possibility of purchasing additional land (ideal for equestrian or other projects).

Malaussanne is a dynamic and welcoming village of 400 souls with, among other things, a primary school, a supermarket, a city stadium, a gym and numerous activities throughout the year thanks to these numerous associations. Arzacq is only 6 kilometers away, Orthez 35 kilometers away, Pau and Mont de Marsan 45 km away and the sea and mountains are only 1h30 away by car. So don't wait any longer, contact me as soon as possible to organize a visit.

Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,77% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Claire DUPONT

MALAUSSANNE (64410)

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845453

Property type Country house

Year of construction 1900

View Vue dégagée, sur Jardin

SURFACES

Living space 237 m²

Surface Carrez Law 237.47 m²

Living room surface 28 m²

Land surface 8243 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 5

Toilets count 1

Washrooms 1

DPE/GES

DPE 311

GES 37

APPENDIX

Parking couvert

Parking space 6

Videophone Non

SERVICES

Heater électricité

Heater granules

Heater gaz

Kitchen aménagée



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