



Christelle Broucared Capifrance

House with character

CADILLON (64)

189 000 €*

* Agency fees to be paid by the seller



168 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Are you looking for a property with character and experience? So perhaps this slightly atypical house, built in 1870, might please you! With a surface area of 168 m², on 2 levels, it has evolved with the times while retaining the charm of the old. On the ground floor, you will discover a kitchen and its dining area decorated with a magnificent period open fireplace, a cozy living room adjoining a warm cathedral living room, notably thanks to its Godin wood stove and its stones apparent. A bedroom and a bathroom complete this floor. On the 1st, there are the other 2 bedrooms of the house, as well as a bathroom and an office. The mezzanine overlooking the living room offers a space that encourages relaxation. Reading place or creative workshop is up to you! On the exterior side, this house offers land of 2900 m² on 2 plots. The first of 830 m² which surrounds the house and another adjoining of 2070 m². You can relax on the 50 m² terrace, not overlooked, or in the 16 m² covered summer lounge. Located in a small village about 10 minutes from Lembeye or Garlin and less than 30 minutes from Aire-sur-Adour, you can enjoy the joys and calm of the countryside while remaining close to shops and other structures. If you think this house is for you, call me! See you soon. 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!



**Christelle
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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 853127

Property type House with character

Year of construction 1870

Exposure S-E

View Vue sur Jardin

SURFACES

Living space 168 m²

Living room surface 35 m²

Land surface 2900 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 324

GES 68

APPENDIX

Videophone Non

SERVICES

Air conditioning Yes

Heater pompe à chaleur

Heater bois

Heater fuel

Kitchen aménagée