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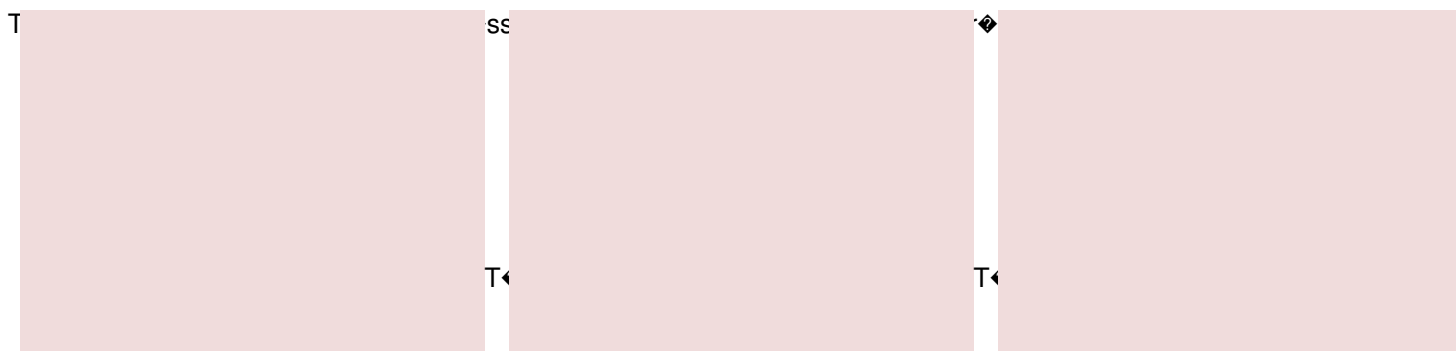
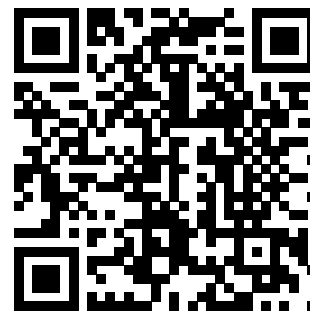
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## Home, G♠es, Outbuildings 4ha

**440 000 евро** [ сборы к продавцу ]

- Исходный номер : AF25757
- Количество жилых комнат : 11
- Количество спальных комнат : 7
- Жилая площадь : 330 м♠
- Площадь земельного участка : 40 275 м♠
- Налог с недвижимого имущества : 1 640 евро



Located on the Way of St. James between Aire-sur-l'Adour and Nogaro is this beautiful ensemble for sale comprising a home in the typical style of the Landes region, two g♠es and outbuildings on 4 hectares of grounds.

Downstairs, the house consists of a 12m<sup>2</sup> fitted kitchen which is open to the 42m<sup>2</sup> living room and its fireplace, a 29m<sup>2</sup> bedroom with 10m<sup>2</sup> bathroom, a 23m<sup>2</sup> bedroom, a washroom, toilet and a laundry room.

Upstairs are three bedrooms, a washroom, toilet and a sitting area which opens to the south-facing balcony.

Outside and to the rear of the house there is a 120 m<sup>2</sup> barn which has a new roof.

Central heating is provided by gas supplied by a buried storage tank. The fireplace has a wood burner. Hot water is provided by electricity with a storage tank. The property is served by an individual sewage system. Windows are partially replaced PVC double glazing. The shutters are made of wood. The roof has been renovated with a tile covering.

The two g♠es measure 35m<sup>2</sup> and 80m<sup>2</sup> and can sleep 5 & 7 persons respectively. Hot water is provided by electricity with a storage tank. The smaller g♠e has electric-powered radiators. Each g♠e enjoys a pleasant garden. The g♠es currently provide accommodation for pilgrims following the Way of St. James and for general summer rentals. They are sold furnished with bedding. Attached to the larger g♠e is a 120m<sup>2</sup> barn.

A maisonette and an agricultural building (located down and away from the house) complete the ensemble and are to renovate as you desire (exercise or yoga room, meeting room, games room, extra g♠e).

This property offers spacious volumes outside and inside in a calm, bucolic setting. The current activity awaits its new owner to develop and increase turnover.

You will be 5 mins from Nogaro, close to all commerce and services, primary and secondary schools etc. 15 mins from motorway access, 45 mins from Mont-de-Marsan and Pau, 1h30 from the beach, from skiing and from the Spanish border.

Расход энергии :

**F (366)**

Газ с парниковым эффектом :

**E (52)**