



16, Avenue de la Marne - 65000 TARBES  
Тел : 0033 (0) 562.345.454 - Факс : 0033 (0) 562.346.660  
**abafim.ru**  
Свяжитесь с нами по электронной почте:  
contact@abafim.com

## Panoramic Countryside Retreat

**330 000 евро** [ сборы к продавцу ]

- Исходный номер : AF26792
- Количество жилых комнат : 5
- Количество спальных комнат : 3
- Жилая площадь : 138 m<sup>2</sup>
- Площадь земельного участка : 11 786 m<sup>2</sup>
- Налог с недвижимого имущества : 152 евро



Located just 5 minutes from Lasseube, this 138 m<sup>2</sup> house enjoys total privacy and breathtaking countryside views. Set on 1.17 hectares of land (meadow, orchard, protected woodland, protected natural area), it offers a bright living room with fireplace, separate kitchen, veranda, 3 bedrooms including one walk-through, and a bathroom on the ground floor.

Extras include a wine cellar, animal shelter, garage, large motorhome hangar, and a barbecue area. Ideal for nature lovers seeking a serene retreat close to amenities—only 1 hour from Spain and 1h50 from Biarritz.

From the moment you arrive, the absolute calm and beauty of the landscape create a real "wow" effect. The house exudes a warm and peaceful atmosphere, in perfect harmony with the surrounding nature, no overlooking neighbors and offers panoramic views of the countryside.

A spacious terrace welcomes you at the entrance. As you enter the main door, you discover a vast, light-filled living-dining room (52 m<sup>2</sup>) with a striking fireplace that anchors the space.

From here, one side leads to the veranda (21.62 m<sup>2</sup>), a true living space open to the outdoors, and the other to the staircase.

To the left, the separate kitchen (17 m<sup>2</sup>) also enjoys open views of the garden and terrace, with two direct accesses to the outside.

On the ground floor, you'll also find a large bathroom (10 m<sup>2</sup>) with both bathtub and shower, plus separate toilets.

Upstairs, the layout includes a large bedroom on the left (26 m<sup>2</sup>) and two on the right (11 and 10 m<sup>2</sup>), one of which is in a row.

The back bedroom has an additional private washroom with toilet, bidet, and sink.

The 1.17 hectares of land allow for full enjoyment of the setting: a flat area around the house perfect for outdoor dining, a barbecue space, a gently sloping orchard, and wooded areas.

The entire property is in a protected natural area with classified woodland.

The house is heated by a Viessmann oil boiler with hot water production and also has an open fireplace. The roof is tiled with traditional framework. Windows are PVC double-glazed, except in the kitchen, where a single-glazed wooden window remains.

Sanitation is via a septic tank.

Additionally, you'll find a wine cellar accessible from the living room, an animal shelter, a garage, and a large hangar suitable for a motorhome.

A rare property for those seeking nature, space, and peace, only 5 minutes from the lively village of Lasseube with shops and services, 20 minutes from the train station, 50 minutes from ski resorts, 1 hour from Spain, and 1h50 from Biarritz.

**Расход энергии :** **E (204)**

**Газ с парниковым эффектом :** **E (63)**