

Turn Key Solution! Immaculate 3 Bed Village House with Swimming Pool & Enclosed Garden



€ 295,000 fai

FCH1089

This three bedroom village property, with its private enclosed garden and in-ground pool, offers the perfect Turn Key solution as a main residence, holiday home or rental investment property.

Renovated to a high standard by a local builder, the property offers peace of mind to a future buyer. The main entrance opens into a hallway with a double bedroom with ensuite shower room to the left. The open plan living / kitchen dining area occupies the rear part of the ground floor with direct access onto the stone terrace over-looking the in-ground pool. To the end of the garden is a small building of approximately 20m² and a gate accessing the local countryside.

The first floor offers double double bedrooms with exposed roof beams and a central bathroom with bath and walk-in shower.

The property sits within the pretty riverside town of Amou which offers a good level of basic commerces as well as a very good restaurant and a pizzeria. The larger market town of Orthez is situated 15 minutes south of Amou, with its high-speed TGV train connecting to Paris in under 4 hours. 1 hour from the beaches of the Landes coast such as Soorts-Hossegor, 1.5 hours from Biarritz on the Atlantic coast, the ski slopes of the Pyrenees, and the Spanish border, this property enjoys a prime location in South-West France.

Property Features

Additional Information

Habitable Space : 80 m ²	No of Rooms Total : 4	No. Reception Rooms : 1	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 703.00	Heating : Electric	Hot Water : Electric	

Construction

Year : 19th century	Type : Residential
Roof : Tiled : Overall in 2010	

Services

Tele / ADSL : Yes	Drainage : Mains Drainage
Glazing : Double	Eco Features : Insulated walls / ceilings

Grounds

Land Area : 190 m ²	Boundary : Fully Enclosed
Terrace : Yes	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : 4 x 9m Chlorine Alarm	
Outbuildings : Outbuilding 15m ²	

Ancillary Buildings

For Further Information, please contact.

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