



Superb equestrian property



Agenten-Info

Name:	Sarah Day
Name der Firma:	Maisons et Manoirs
Land:	Frankreich
Erfahrung seit:	1994
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (608) 891-279
Sprachen:	French
Webseite:	http://www.maisonsetmanoirs.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 535,000

Standort

Land:	Frankreich
Postleitzahl:	64000
Veröffentlicht:	25.03.2024

Beschreibung:

Superb equestrian property not overlooked, in the heart of the Bearn countryside.

. This wonderful site offers you the tranquility of the countryside and quick access to all amenities.

The Compostel path is 1.5 km away and many hiking trails are accessible.

The 11.22Ha property in one piece offers a magnificent view of the Bearnaise plain and the peaks of the High Pyrenees to the east as far as the Basque country to the west, offering splendid sunrises and sunsets.

A small stream flows below the meadows and an inexhaustible spring supplies all the meadows.

The property is made up of recent equestrian facilities:

- A quarry of 60m x 40m
- A 638 m2 photovoltaic building that is very comfortable to operate and includes 8 boxes, 2 foaling boxes, 3 stables, a fodder storage space and 2 showers.
- A 90 m2 barn consisting of a workbench and a boiler room, 1 to 2 quarantine boxes, a tack room and an ultrasound bar.

Operating equipment to see on site.

The house is a typical Bearnaise dwelling of 220 m2, completely renovated with the aim of reducing its energy consumption to a minimum and moving towards autonomy. It is a healthy and bright home



composed of an open ground floor of 75m² with a kitchen to be equipped to your taste, a living room with bay window opening onto a terrace with a view of the meadows and the mountains and a dining room warm.

The ground floor also has a bathroom and a pantry.

A magnificent traditional oak staircase provides access to the first floor which consists of a bathroom and 3 comfortable and very quiet bedrooms with effective sound insulation (sound door, double skin partition, etc.). The Staircase finally provides access to the very bright attic space, which is open to the entire floor space.

It is a loft with dressing room, a bathroom with spa bath and a private suspended terrace of 20 m² offering a breathtaking view of the entire area and the surrounding landscapes.

The house is equipped with 6kW of photovoltaic panels for self-consumption with resale of surplus production. The central heating is wood log type with 1500l cumulus which allows you to easily heat the entire house and produce domestic hot water with less than 10 cubic meters per year. The wood is produced on site thanks to the forests on the property.

Domestic hot water is also produced by a 200l electric cumulus which operates when the wood log heating is not used.

A wood stove is installed in the Bearnaise fireplace in the dining room for heating in the off-season or in the event of a general power outage.

The toilets can be supplied by a separative rainwater network.

Located 5 minutes from the first amenities, 20 minutes from Domaine de Sers and 15 minutes from Pau airport

Surface : 220 m²

Rooms : 5

Bathroom : 3

Plot size : 11 ha 22 a

Caracteristiques techniques

Heating

Wood

Bedrooms

4

Sanitation

Individual non-compliant



Location

Pau 64000

Reference

MM 1974 CL

Property tax

1 152 € /year

Bathroom

3

Rooms

5

Plot size

11 ha 22 a

Surface

220 m²

Informations complémentaires

Fees to be paid by the seller. Energy class B, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 720.00 and 1050.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website:

georisques.gouv.fr.

Nos honoraires

Allgemein

Schlafzimmer: 4

Badezimmer: 3

Fertige m²: 220 m²

Zimmerdetails

Zimmer insgesamt: 5

Versorgungsdetails



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

Heizung:

Ja

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:

IX5.572.844

