

Reference: F1245E
Location: Pomarez (40)
Type: Character House
Setting: Hamlet
Bedrooms: 6
Bathrooms: 4
Habitable: 337 m²
Land size: 5,766 m²
Condition: 1st class condition
Year built: C19th
Heating: Aerothermic
Shops: 3 Km
Pool: Yes
Outbuildings: Yes



Exclusive mandat - inter agency

This large stone Landaise farmhouse, set in 5766m² of land with swimming pool and outbuildings, has been beautifully renovated by its current owners.

Living accommodation is in excellent condition throughout and comprises an entrance hall, large living room (67m²) with reversible air-conditioning unit, dining room, kitchen with "snug" and wood burning stove, office/library, four bedrooms (two with en-suite bathroom/shower room facilities), dressing room and family bathroom.

There is a further 150m² of loft space to convert if necessary.

The main building also provides a "gîte" composed of a living room, kitchen, two bedrooms and a bathroom.

Across a pebbled driveway lies the outbuilding consisting of three rooms (70m², 11m² and 12m²) with water and electricity already installed.

The swimming pool benefits from a new liner (3 years old) and an attractive Summer kitchen area.

The garden offers a vegetable patch and an abundance of fruit trees including fig, cherry, pear, apple and mirabelle.

The diagnostics have revealed that Septic tank does not conform.

Room sizes available upon request.

Peter Elias, (Agent Commercial) - RSAC N°48183917300020.
430 000 € honoraires exclus/ Honoraires de 4.5 % TTC à charge acquéreur
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€449,350

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

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