

**Beautiful Architect Designed Property with Mountain Views 30 minutes from Pau**



**€ 800000 fai**

**FCH996**

Facing south, with beautiful views of the mountains, the property has 330m<sup>2</sup> of living area on 2 levels. On entering, the large hall leads to the light and airy sitting room with three French windows opening onto the terrace, the adjacent dining room is separated by folding glass doors that when opened create a spacious room of 80m<sup>2</sup> overlooking the pool and the mountains. The downstairs bedroom with en suite shower room has doors onto the terrace. The custom built kitchen has hand painted units with granite work tops and a Godin range with 6 burners, with an adjacent utility room. A corridor leads to the large double integrated garage.

The stone staircase is lit by a beautiful stained glass panel and leads to the first floor and 5 further bedrooms all ensuite with bath or shower and WC. The Master suite of bedroom, dressing room, bathroom and a private terrace of 30m<sup>2</sup> is also equipped with a jacuzzi and looks over the gardens towards the mountains. There is also a good sized office/study leading from the landing.

The mountains provide a backdrop to the beautifully maintained gardens which surround the house and are filled with roses, herbaceous plants, mature trees, an orchard and vegetable plot.

In the middle of the gardens lies the stunning heated swimming pool with its rocky cascade.

The house is double glazed throughout and heated by mains gas.

Within walking distance of Oloron Sainte Marie just 2kms away a town with all amenities and railway communications to Pau and the Aspe Valley. This historic town is traversed by 2 rivers and has many sporting activities as well as numerous festivals including a renowned Jazz festival in the summer pre Marciac, This property is in an ideal location for all the nearby mountain activities with a choice of ski stations a 45 minute drive away. The beaches of Biarritz and the Atlantic Coast are within 1hr30 and the three airports of Pau, Lourdes/Tarbes and Biarritz are all within 1hr30.

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

## Property Features

### Additional Information

Habitable Space : 330 m²	No of Rooms Total : 9	No. Reception Rooms : 2	No. of Bedrooms : 6
Bathrooms : 2	Shower Rooms : 4	W.Cs : 7	Utility Room : Yes
Tax Fonciere : € 2568.00	Heating : Gas fired central heating	Hot Water : Electric	

### Construction

Year : 1952	Type : Residential
Roof : Terracotta tiles	

### Services

Tele / ADSL : Yes	Drainage : Mains drainage
Glazing : Double Glazing	Eco Features : Double Glazing

### Grounds

Land Area : 7643 m²	Boundary : Fenced
Terrace : Yes 30m2 and first floor 30m2	Garden Well : No
Garage : Double garage	Car Port : No
Swimming Pool : Yes	
Outbuildings : No	

### Ancillary Buildings

**For Further Information, please contact.**

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