

## **Beautiful Architect Designed 4 Bedroom Béarnaise Home With Heated Pool And Mountain Views**



**€ 540,000 fai**

**FCH1035**

French Character Homes is delighted to offer this beautifully presented, architect designed, béarnaise villa equipped with the latest energy efficient technology and modern comforts. Originally constructed in 1989 in the traditional Béarnaise style, with exposed beams and high ceilings, the property was subject to a complete and comprehensive renovation in 2009 to include; double glazing throughout, an economic heat pump heating system, vertical, wall mounted, colour-coded radiators, slimline reversible air-conditioning units, a high tech integrated wood burner, an extension to the kitchen, an in-ground, heated swimming pool and a covered, pool-side dining terrace with summer kitchen.

The property sits in the middle of its private, landscaped grounds with views extending to the Pyrenees Mountains beyond. A vehicular drive leads down to the basement level garage with steps leading to the front of the house. The entrance hall leads to the living rooms on the left; a spacious south facing sitting room, bathed in sunlight, with patio doors opening to a south facing terrace, and a spacious, well equipped kitchen with dining room and a veranda extension opening to a west facing terrace. To the right of the entrance hall can be found a generous guest bedroom, a modern shower room with plenty of storage and a separate WC.

The first floor landing provides a light open space for an office. Three further bedrooms can be found on this level; the master bedroom benefitting from floor to ceiling cupboards and a walk-in dressing area, plus access to the south facing balcony. A

family bathroom, WC and a small office / guest room completes the first floor. The second floor consists of an ingeniously designed living area in the attic space, ideal for children, with a bedroom, TV room and WC with wash-hand basin. A slimline climate control unit keeps this area cool in the summer months.

A large basement, spanning the floor plan of the house is accessed from the ground floor or the garage, comprising a boiler room, laundry room, a gym and a climate controlled wine cellar. Outside, the pool-side terrace, with covered summer kitchen and dining area provides the perfect spot to enjoy the extended summers of the region. The 12M x 6M heated pool comes fully equipped with an electric security cover and a changing room with shower and WC.

The property is ideally situated in a pretty village within close proximity to the tourist town of Navarrenx - 5 minutes by car or a 30 minute walk. Navarrenx is a popular tourist destination offering a weekly market, a good choice of local commerce, craft fairs, summer evening markets and music festivals and an excellent choice of reputable restaurants. Situated one hour from the Pyrenees mountains and the Atlantic coast, and one hour from Biarritz and Lourdes airports.

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 : 240 m²	No of Rooms Total : 7	No. Reception Rooms : 1	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 1	W.Cs : 3	Utility Room : Large basement
Tax Fonciere : € 1000.00	Heating : Heat Pump and Reversible Climate Control Units	Hot Water : Heat Pump Boiler	

Construction

Services

Year : 1989	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Mains Drainage
Roof : Tiled		Glazing : Double Glazing	Eco Features : Double Glazing; Heat Pump Heating

Grounds

Ancillary Buildings

Land Area : 6 316 m²	Boundary : Partially enclosed
Terrace : Two Terraces around house and Pool	Garden Well : No
Garage : Large Garage in basement	Car Port : No
Swimming Pool : 12 x 6M Heated	
Outbuildings : Summer Kitchen and Pool House	

**For Further Information, please contact.**

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