

**An Immaculately Presented Substantial Property with Mountains Views & within easy reach of Amenities**



**€ 795000 fai**

**FCH1053**

This immaculate and stylish family home is privately situated at the end of a country lane protected by a block of woodland to the west and open countryside to the east. Its neighbouring market town offers daily amenities and a choice of restaurants and can be reached within an easy 15 minute walk

The property was subject to considerable upgrading in 2023 to include a comprehensive overhaul of the clay tiled roof; the installation of a new ecological wood pellet central heating boiler; the installation of five new double glazed units; insulation and replastering of the cathedral ceiling in the sitting room and a new fully fitted kitchen. The property now boasts a C energy rating.

Large iron gates open into a sweeping driveway where there is ample parking for several cars. A stretch of lawn to the east connects to the rear mature grounds which extend down to a large 10x5m swimming pool with a charming terrace offering dappled shade from its rose laden pergola. A second terrace extends along the entire south facade with a covered section leading from the living room.

This property offers substantial, naturally light, accommodation with the majority of its rooms facing south and opening onto

the terrace with views of the gardens and distant Pyrénées. To the right of the entrance hall is the family kitchen and a large living room with a newly installed wood-burning stove and an impressive full height cathedral ceiling which was recently insulated. To the left is the utility room which was formerly used as a home-office with independent access to the front of the property plus a corridor leading to the ground floor bedrooms.

The first floor offers a large mezzanine, currently serving as an office; a master bedroom suite (with double dressing rooms and a large en-suite bathroom with views of the Pyrénées; and a large room (50m2) currently serving as a dortoir for the grandchildren. This room also offers a sauna and generous storage cupboards.

A second driveway, to the side of the property, leads into the double garage within the basement. A wine cellar, workshop and boiler room complete this lower level.

The riverside market town of Orthez is just a 15 minutes drive west and the beautiful historic city of Pau is just 40 minutes east. The ski slopes of the Pyrénées and the Atlantic Coast, around Biarritz can be reached in approximately 45 minutes, Pau airport 35 minutes; Biarritz airport one hour; Toulouse and Bordeaux airports 2 hours.

Viewing is highly recommended to appreciate the presentation and situation of this stylish family home!

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 : 363 m <sup>2</sup>	No of Rooms Total : 9	No. Reception Rooms : 2	No. of Bedrooms : 6
Bathrooms : 2	Shower Rooms : 1	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 2848.00	Heating : Wood Pellet Central Heating (installed in 2023)	Hot Water : 2 : Wood Pellet + Electric	

### Construction

Year : 1966 / 1968	Type : Residential
Roof : Picon Tiles	

### Services

Tele / ADSL : FIBER OPTIQUE	Drainage : Septic Tank
Glazing : Double + Single	Eco Features : Wood-Pellet Central Heating (Installed in 2023)

### Grounds

Land Area : 23190 m <sup>2</sup>	Boundary : Partially Fenced
Terrace : Yes	Garden Well : No
Garage : Double Garage in basement	Car Port :
Swimming Pool : 10x5m	
Outbuildings : Double Garage in basement	

### Ancillary Buildings

**For Further Information, please contact.**

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