

## **Elevated Contemporary, Energy Efficient Property with Magnificent Views in Thermal Spa Town**



**€ 547,000 fai**

**FCH1056**

Set in a quiet impasse, with mountain views to the south-east elevation and peaceful parklands to the north-west, this stunning, architect-lead, timber build family home enjoys an enviable situation, and yet is just a short walk to the amenities of the town centre.

A private, electric gated entrance leads to the property with parking for 2 vehicles in the basement and plenty of space on the drive for additional vehicles. Upon entering the single-story property, the eye is immediately drawn to the magnificent views which can be enjoyed from every aspect of the interior and the wrap-around wood deck terrace.

Accommodation consists of a central entrance hall leading to the living quarters to the west and the bedrooms to the east. A spacious, open-plan living room, dining room and kitchen is defined into zones by the double-faced feature fireplace centred between the salon and dining area. The salon also boasts a full height ceiling exposed to the beautiful roof timbers, and access to the wrap around terrace decking. The fully equipped kitchen serves as a focal point, for cooking and entertaining with a preparation / utility area to the rear.

On the east wing you will find the bedrooms; a master bedroom with en-suite bathroom, dressing room and an office area, two

guests bedrooms and a shower room. Each bedroom enjoys access to the wood deck terrace from patio doors and the ingenious 10m2 heated plunge pool, equipped with a current-generator, ideal for musculation and fitness. The property also benefits from up-to-date technology in energy efficiency; with a heat pump central heating system, double glazing throughout, 4 rainwater recuperators and electricity producing solar panels with surplus resale back to the grid.

Due to its priveleged position, surounded by woodlands and lush countryside, every aspect of the interior showcases a glimpse of the bucolique environment through the abundance of glass doors and panels, strategically located and placed. It is hard to imagine that a bustling, thriving spa town lies at the foot of the hill, just a 10 minute walk away!

The private grounds of almost one acre have been mindfully landscaped to include a vast, sweeping entrance drive, meandering down to terrassed planting fitted with automatic irrigation, alimented by the numerous rainwater recuperators.

The town of Salies de Bearn is a popular tourist destination, famous for its salt waters and thermal spa baths. The town also provides a Casino, a cinema, a 9-hole Golf Course and plenty of seasonal events and festivals to appeal to all age groups. Situated only 40 minutes from the Atlantic coast and one hour from the ski resorts of the Pyrenees, this is an ideal holiday destination.

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 : 142 m²	No of Rooms Total : 6	No. Reception Rooms : 1	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Utility Room in Basement
Tax Fonciere : € 1160.00	Heating : Heat Pump, Air Conditioning, Wood Burner	Hot Water : Electric	

### Construction

Year : 2013	Type : Residential
Roof : Tiled	

### Services

Tele / ADSL : Fibre Optique	Drainage : Mains Drainage
Glazing : Double Glazing	Eco Features : Double Glazing, Heat Pump Heating, Solar Panels, Water Recuperators

### Grounds

Land Area : 3777 m²	Boundary : Entirely Enclosed
Terrace : Wrap Around Wood Deck Terracing	Garden Well : 4 Water Recuperators
Garage : 2 Vehicle Garage in Basement	Car Port : No
Swimming Pool : 10m2 Heated Pool with Current Generator	
Outbuildings : No	

### Ancillary Buildings

**For Further Information, please contact.**

Document non-contractuel Mandat 2405 1056

**Joanne Davey**

**S.A.S. French Character Homes**

French Character Homes  
Telephone: +33 (0)5 59 12 28 13  
Mobile: +33 (0)6 77 70 21 98  
sales@frenchcharacterhomes.com  
www.frenchcharacterhomes.com

R.C.S. PAU: 514275239 N° TVA : FR86514275239  
Carte Transaction Immobilière CPI 6402 2017 000 019 047  
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris