

## **An Attractive Contemporary Rural Property with Guest Chalet, Pool & Large Garden**



**€ 395000 fai**

**FCH1060**

Situated at an altitude of 250m within the Madiran wine region, this three bedroom villa, with its wooden guest cabin, presents a wonderful turn-key solution holiday home, or permanent residence with the convenience of being just 40 minutes north of the historic city of Pau, its airport and its international school. All necessary amenities (restaurants, supermarket, bakery, medical facilities) can be found in its nearby town of Garlin which is just a 5 minutes drive away.

Built to an attractive, contemporary design in 2007, the property boasts underfloor heating, double glazing, recently wired electrics and plumbing.

The property is accessed via a quiet country lane, through private gates opening into a large gravelled courtyard with ample space for several cars. On a clear day, the Pyrenees mountain range dominates the horizon! Once inside, light floods the house from the large expanse of glazing running through all the rooms. The layout is thoughtful and effective, with a large dining kitchen leading onto a delightful wisteria laden terrace; a superb sitting room with cathedral-height ceiling and wood-burning stove; three double bedrooms each with French doors leading onto the south-west facing terrace; a beautifully appointed bathroom; a shower room; a utility room and a garage with a covered area currently used to store the firewood. A charming wooden chalet serving as a fourth bedroom and a 8x5m pool with a generous terrace, completes this beautiful property which sits in 6,800m<sup>2</sup> of grounds laid to garden, woodland and vines.

This property would appeal to someone looking for a rural property with great views, with easy access onto the A65 connecting

Pau to Bordeaux. Heading east of the property are the pretty market towns of Lembeye and Maubourguet. Pau is the capital city of the Pyrenees Atlantic and has an excellent choice of schools as well as offering leisure & sporting facilities such as rugby, basketball, handball, kayaking. The city plays an important role in the equestrian world, as well as playing host to an annual ‘Monaco style’ Grand Prix and the Tour de France. Gourette, the closest ski station, and Biarritz on the Atlantic coast, can be reached in just over an hours drive.

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 : 138 m²	No of Rooms Total : 5	No. Reception Rooms : 1	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 1023.00	Heating : Oil-Fired	Hot Water : Oil-Fired	

### Construction

Year : 2007	Type : Residential
Roof : Tiled	

### Services

Tele / ADSL : Yes	Drainage : Septic Tank
Glazing : Double	Eco Features : Double Glazing, Insulation

### Grounds

Land Area : 7642 m²	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : No
Garage : Yes 20m2	Car Port : Yes 44m2
Swimming Pool : 8x5m	
Outbuildings : Wooden Chalet	

### Ancillary Buildings

**For Further Information, please contact.**

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