



ELEGANT VILLA WITH LOVELY INDOOR POOL +
CHARMING WOODLAND GROUNDS OF 1
HECTARE + PAU 40 MINS + MOVE IN TODAY!

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GROUNDS OF 1 HECTARE
+ PAU 40 MINS + MOVE ...



PROPERTY FACT FILE	
REFERENCE	A35546CEL40
PRICE	€ 599,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	2
ACCOMMODATION	162 m ²
LAND	10705 m ²
TOWN	Arzacq-Arraziguet
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Villa 2/3 bedrooms + ideal family/holidays/rental
- Delightful indoor swimming pool + big sun terrace
- Peaceful location + wooded grounds of 1 hectare
- B&B for pilgrims: Chemin-Compostelle a 5-min walk
- Commute to Pau: International School/ Total 40mins

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Located on the outskirts of a highly sought-after village, this architect-designed villa is about 90 minutes away from ski resorts in the Pyrénées and beaches on the Atlantic coast, making it ideal for a luxurious pied-à-terre, a family home, a holiday home or to rent out as a gîte.

DESCRIPTIF

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If you are looking for a luxurious hideaway set in peaceful, tranquil surroundings, this architect-designed villa will be perfect for you.

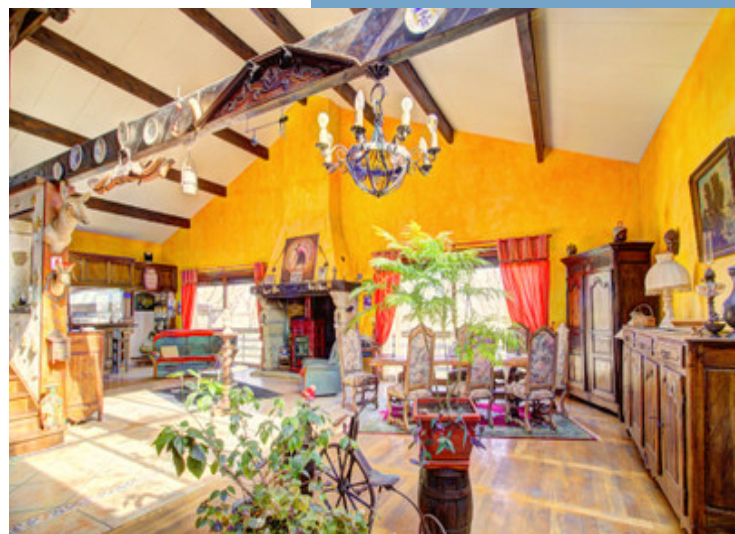
Built in 1999, this unique half-timbered villa of 162m² is enclosed in over a hectare of wooded grounds, yet is just a short stroll to a pretty village with a grocery shop, a café and a restaurant.

The spacious property currently has a ground-floor bedroom suite and a first-floor bedroom suite, but it might be possible to add more living space using the vast garden-level room (permission required), especially if you hope to accommodate B&B guests or pilgrims who are following the nearby Chemin-de-St-Jacques-de-Compostelle.

A small country lane leads up to the villa, which continues on to just one more property, so there is no passing traffic. There is plenty of space to park at the front of the villa, or you can continue around to the back of the building where there is a carport. The garden-level room was conceived to be used as a huge garage for secure parking, if preferred.

The entrance to the villa is through a glazed porch, which opens into an entrance hall with a wooden staircase up to the first floor and down to the garden-level rooms. Straight ahead is a stunning open-plan main room with a sitting area and a dining area. The room is bathed with light from the room's partially glazed cathedral ceiling - and two huge picture windows overlook the villa's wooded grounds.

Adjoining the main room is a delightful kitchen with



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35546CEL40>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

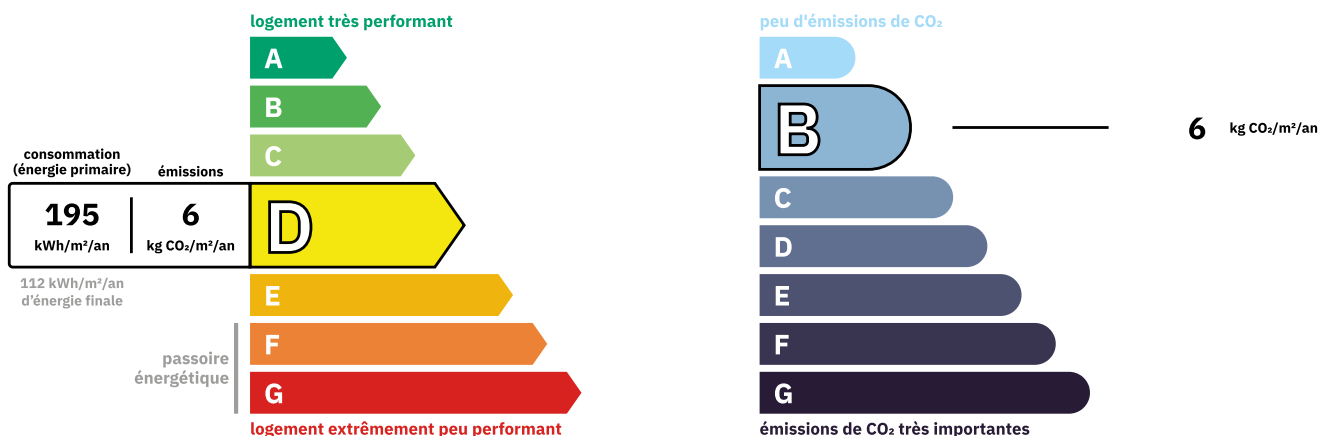
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 1660 € and 2300€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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AND PHOTOS
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