LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



DELIGHTFUL VILLA + UNIQUE STYLE + POOL + 7 BEDROOMS + QUIET RESIDENTIAL LOCATION + TOTAL & PAU CENTRE 10 MINS!

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A39431CEL64
PRICE	€ 549,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	5
ACCOMMODATION	255 m²
LAND	1750 m²
TOWN	Pau
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- Perfect for a large family home/holidays/gîte/B&B
- Located 10 mins from Total HQ & centre of Pau
- Excellent schools; International School 10 mins
- Bus 2-min walk; TGV 10 mins; Airports 20 - 30 mins
- Ski resorts 60 mins; Beaches & Biarritz 75 mins

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Designed and built in the 1960s by a renowned local architect, this unique Dutch-inspired villa is situated in a highly sought-after location near Trespoey - and just 10 minutes away from the centre of Pau.

Built on three levels, the south-facing property is filled with sunlight all

DESCRIPTION

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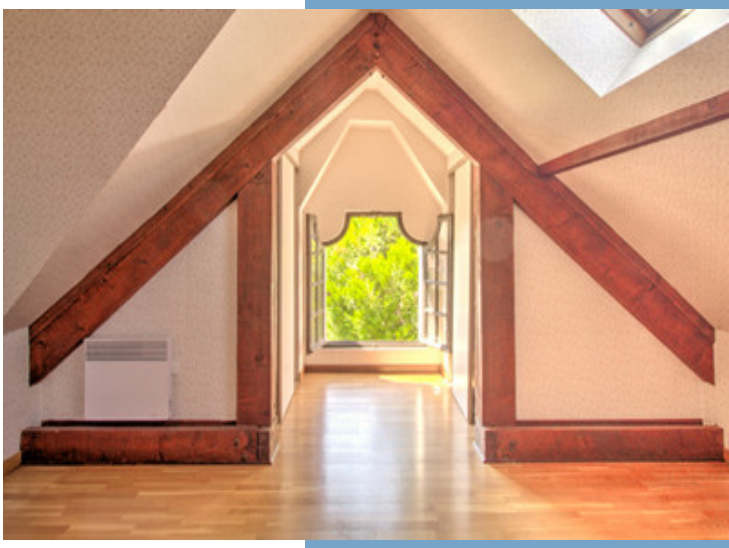
Perfect for a spacious family home or a luxurious holiday home, this delightful architect-designed villa of 255m² is located in a tranquil residential area just ten minutes away from the centre of Pau. The villa's unique south and west façades resemble Dutch-style neck gables, which are beautifully complemented by geometric patterns of decorative rose-coloured stone.



Set in a south-facing garden of 1,750m², the property has a covered dining terrace adjoining the house, from where steps lead down to a lovely salt-water swimming pool with a paved sun terrace.

The villa is situated on a quiet cul-de-sac, from where wooden gates open into a private drive, which leads down to the villa's triple garage (approx 75m²) and the various garden-level rooms, which include a games room (approx 30m²), which has its own private access to the garden, a utility room, a pantry/storage room, a temperature-controlled wine cellar and a shower room with a WC. A staircase in the garage gives direct access to the ground floor of the villa.

The villa's front door opens into a large entrance hall. To the left is a period-style kitchen, which you may want to update and modernise - and adjoining the kitchen is the staircase down to the garage.

To the right of the entrance hall is a wonderful sitting room/dining room with an impressive open fireplace at the far end, a carved wooden staircase up to the first floor and huge French doors out to a covered dining terrace, which overlooks the gar...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39431CEL64

COMPLETE FILE AND PHOTO ON REQUEST

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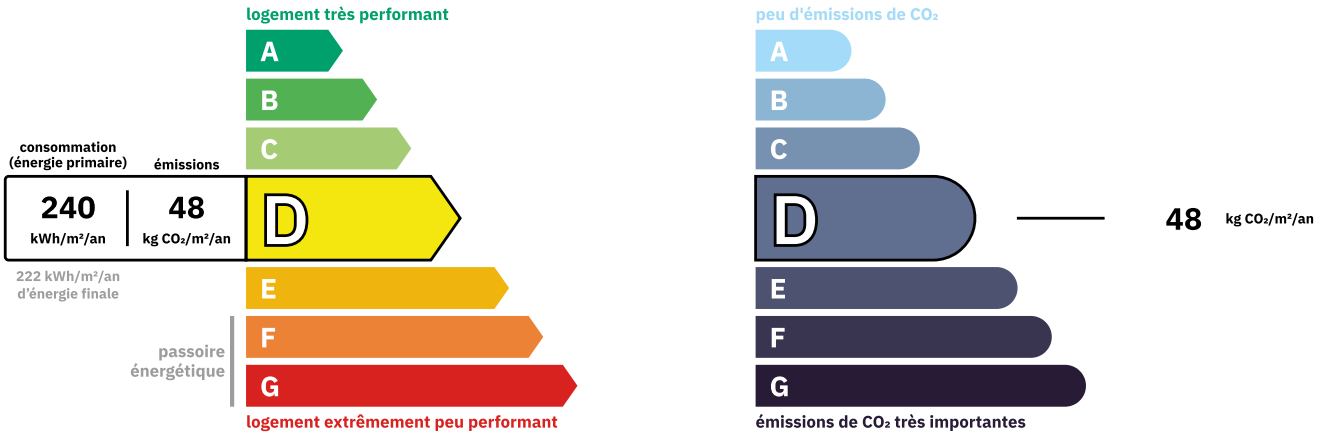
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5163 € and 6985€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A39431CEL64

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