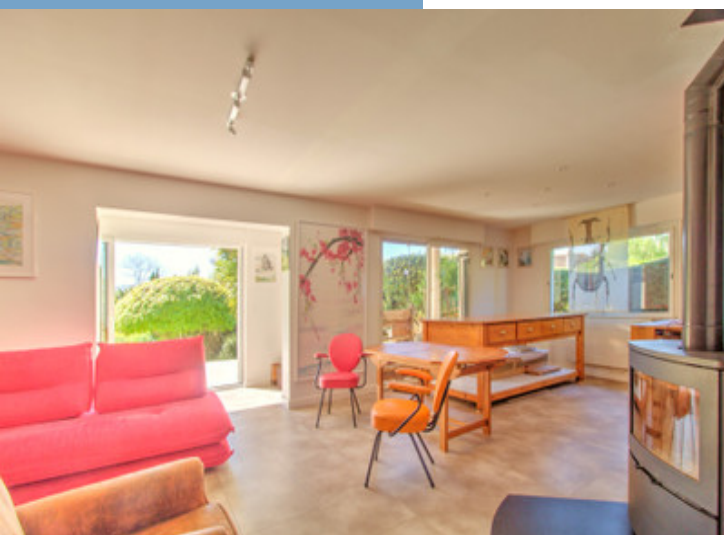
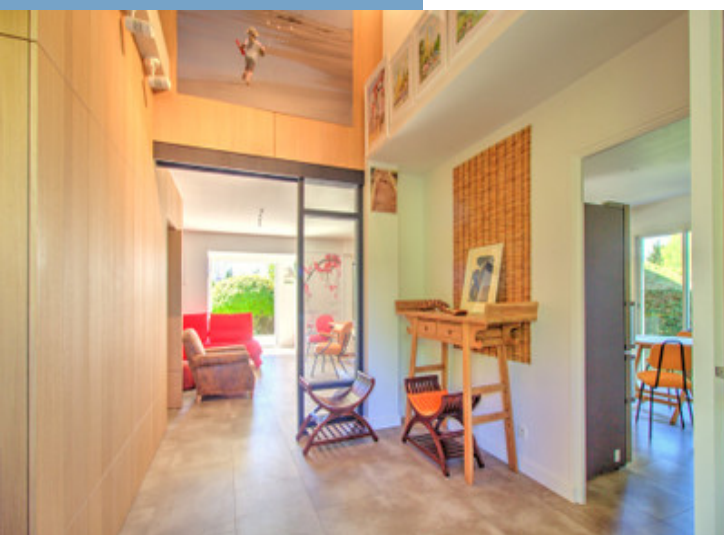




ELEGANT HILLTOP VILLA NEAR PAU +
SWIMMING POOL + WOODED GROUNDS OF
1,500M² + LOVELY VIEWS OF THE PYRÉNÉES...

ELEGANT HILLTOP VILLA
NEAR PAU + SWIMMING
POOL + WOODED
GROUNDS OF 1,500M² +
LOVELY VIEWS OF THE
PY...



PROPERTY FACT FILE	
REFERENCE	A43760CEL64
PRICE	€ 635,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	170 m ²
LAND	1500 m ²
TOWN	Pau
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- 4-bedroom villa - ideal for a family/holiday home
- Wooded grounds of 1,500m² + lovely swimming pool
- Boulangerie, shops, primary school in the village
- Excellent secondary schools in Pau & Nay (15 mins)
- Easy commute to Pau, International School, Total

ELEGANT HILLTOP VILLA
NEAR PAU + SWIMMING
POOL + WOODED
GROUNDS OF 1,500M² +
LOVELY VIEWS OF THE
PY...

Ref : A43760CEL64

Contemporary and stylish, this super architect-designed villa is located in a highly sought-after village close to Pau!

Built on three levels, the south-east-facing property is filled with sunlight all day long - and the terrace overlooking the swimming pool

DESCRIPTION

...

Perfect for a spacious family home or a luxurious holiday home, this delightful architect-designed villa of 170m² is located just 15 minutes away from the centre of Pau in an exclusive residential area.

Recently re-styled by an interior-design architect, the villa has four spacious bedrooms (with the possibility of creating a fifth), a south-facing swimming pool, a sunny outdoor dining terrace and beautiful woodland grounds of 1,500m²,

The villa is approached along a country lane, which winds uphill through a peaceful hamlet. Decorative metal gates open into a private driveway, where you can either park outdoors or inside in the villa's garage. It should also be possible to get permission to construct a carport adjoining the drive.

The garage is 27m² and has a door into the villa's kitchen, which is very convenient when unloading shopping from the car. The garage also has a concrete staircase down to a basement level beneath the villa and which is currently an open-plan area of 60m².

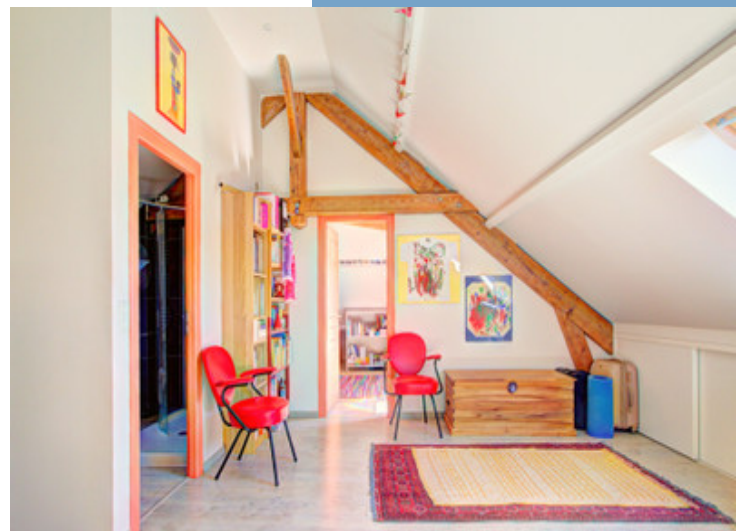
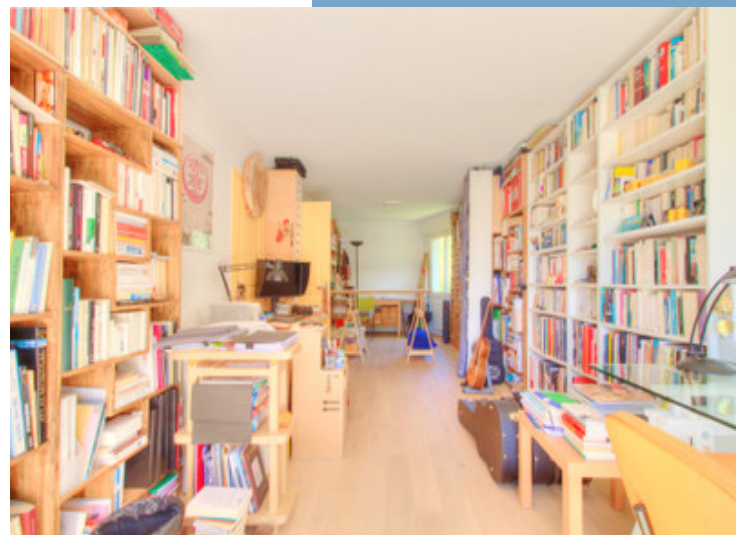
The villa's front door opens into an entrance hall, which has hanging and storage space. To the left is a staircase to the upper floor; to the right is a door into the kitchen. The sitting room/dining room is straight ahead, which can be closed off from the entrance hall by floor-to-ceiling sliding doors.

The kitchen is modern and has a practical layout. It adjoins the spacious sitting room/dining room, which is equipped with an energy-efficient wood-burning stove. From the sitting...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43760CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



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

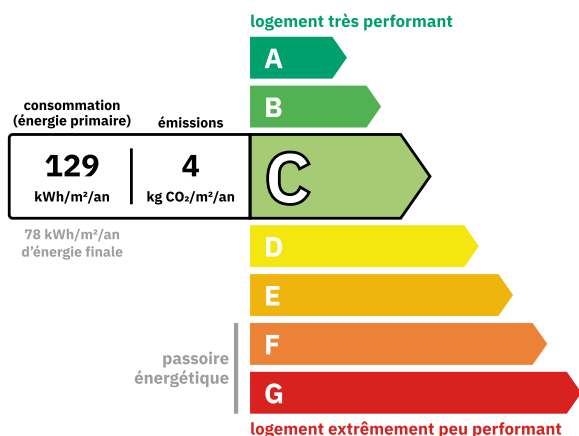
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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ENERGIE-DPE

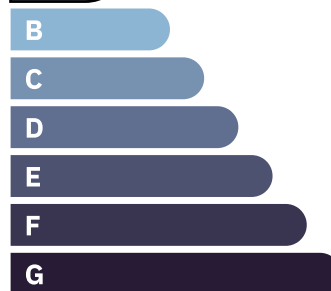
Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



peu d'émissions de CO₂

A

4 kg CO₂/m²/an



Property Moderately efficient
Estimated annual energy costs
between 1850 € and 2504€ 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.

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 : A43760CEL64
FILE COMPLETE
AND PHOTOS
ON REQUEST

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