

French Character Homes

...belles demeures dans le sud ouest

An Immaculate Béarnaise Villa with Pool in One Hectare of Private Grounds



€ 555,000 fai

FCH446

An immaculately presented Béarnaise Villa set in almost one hectare of private grounds, bordering the river and woods. This well proportioned family residence, conveniently situated just 5 minutes from the market town of Orthez, is offered for sale with an independent guest wing, summer kitchen and an in-ground, heated swimming pool.

Built in 1985, the property has been professionally upgraded and extended over the past 14 years. The main house is light and appealing with an open plan sitting and dining room, set around a feature fireplace open to the second floor mezzanine. A large south facing conservatory provides an additional sitting room and leads onto the east and west facing terraces, pool area and gardens. A master bedroom suite with private bathroom can be found on the ground floor and three further bedrooms and a family bathroom to the first floor.

Outside, electric gates lead through to the property and garage via a beautifully inlaid decorative driveway and terrace. The enclosed pool area conforms with safety regulations and also houses the independent guest wing with fully equipped summer kitchen. This guest wing « Gite » is successfully rented throughout the summer months, providing the owners with a small income.

Orthez boasts a wealth of cafés, restaurants, shops and boutiques as well as thriving Tuesday morning market. With excellent accessibility to the Autoroute (and TGV train) the beaches of the Atlantic coast and the Pyrénées ski stations can be reached within one hour, Pau airport 40 minutes, Biarritz airport 50 minutes, Toulouse and Bordeaux airports 2 hours.

Property Details : FCH446 - € 555,000

ACCOMMODATION SUMMARY

Habitable Space : 190 m ²	No of Rooms Total : 8
No. Reception Rooms : 1	No. of Bedrooms : 5
Bathrooms : 2	Shower Rooms : 2
W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 1941.00	
Heating Method : Heat Exchange Pump & Wood	
Hot Water Method : Electric	

ACCOMMODATION DETAILS

Ground Floor	
Entrance Hallway (11 m ²)	Kitchen (14 m ²)
Sitting Room / Dining Room (44.25 m ²)	Conservatory (18 m ²)
Utility Room (7.3 m ²)	WC (1.7 m ²)
Master Bedroom (25 m ²)	En-Suite Shower to Master Bedroom (9.5 m ²)
First Floor	
Mezzanine (16 m ²)	Bedroom 2 (17.7 m ²)
Bathroom (4 m ²)	Bedroom 3 (6 m ²)
Bedroom 4 (12 m ²)	

SITUATION

Secteur : Aquitaine	Location : 5 Minutes From Orthez, One Hour to Pyrenees and Atlantic Coast
Orientation : South	View : Countryside

CONSTRUCTION

Year : 1985	Type : Residential
Roof : Tiled : Good Condition	Condition : Excellent Condition

SERVICES

Tele / ADSL : Yes / Yes	Drainage : Mains
Water Supply : Mains	Electricity : Mains

GROUNDS

Land Area : 9460 m ²	Boundary : Enclosed
Terrace : Yes	Garden Well : No
Garage : Yes	Car Port : No
Swimming Pool : 12x5m Heated	
Outbuildings : Guest Wing (58m ²) with Bedroom and Shower Room and	

GITE / OUTBUILDING DESCRIPTION

Guest Wing (58m²) with Bedroom and Shower Room and Summer Kitchen

For Further Information, please contact.

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