

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		SITUATION	
Habitable Space : 190 m ²	No of Rooms Total : 8	Secteur : Aquitaine	Location : 5 Minutes From Orthez, One Hour to Pyrenees and Atlantic Coast
No. Reception Rooms : 1	No. of Bedrooms : 5	Orientation : South	View : Countryside
Bathrooms : 2	Shower Rooms : 2	CONSTRUCTION	
W.Cs : 4	Utility Room : Yes	Year : 1985	Type : Residential
Tax Fonciere : € 1941.00		Roof : Tiled : Good Condition	Condition : Excellent Condition
Heating Method : Heat Exchange Pump & Wood		SERVICES	
Hot Water Method : Electric		Tele / ADSL : Yes / Yes	Drainage : Mains
ACCOMMODATION DETAILS		Glazing : Mains	Eco Features : Mains
Ground Floor			
Entrance Hallway (11 m ²)	Kitchen (14 m ²)	GROUNDS	
Sitting Room / Dining Room (44.25 m ²)	Conservatory (18 m ²)	Land Area : 9460 m ²	Boundary : Enclosed
Utility Room (7.3 m ²)	WC (1.7 m ²)	Terrace : Yes	Garden Well : No
Master Bedroom (25 m ²)	En-Suite Shower to Master Bedroom (9.5 m ²)	Garage : Yes	Car Port : No
First Floor			
Mezzanine (16 m ²)	Bedroom 2 (17.7 m ²)	Swimming Pool : 12x5m Heated	
Bathroom (4 m ²)	Bedroom 3 (6 m ²)	Outbuildings : Guest Wing (58m2) with Bedroom and Shower Room and	
Bedroom 4 (12 m ²)		GITE / OUTBUILDING DESCRIPTION	
		Guest Wing (58m2) with Bedroom and Shower Room and Summer Kitchen	

For Further Information, please contact.

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