

A Villa in Beautiful Elevated Location



€ 895,000 fai

FCH668

A very spacious (525m²) villa opposite the Pyrenees mountains, with a guardian cottage and large barn, only 10 minutes from the centre of the historic city of Pau, offering a perfect family or holiday home, or the possibility to produce a rental income.

The villa, accessed by beautiful iron gates and a drive, is located under one hour to golf courses and ski stations, and just one hour from the coastal resort of Biarritz. In the heart of this old village are shops, schools and a sports complex. The property would make an ideal family home, but has also the potential to be divided into two dwellings to offer either B&B or Airbnb. There are two entrances, and the first one leads to the West side of the villa, comprising on the ground floor a kitchen, utility (with shower room), a large dining room and a salon. Off the long corridor are three double bedrooms, one bathroom, one shower room and a separate toilet. The corridor then leads to an entrance hall, which is also accessed by the second entrance. This part of the property offers a large salon with views to the Pyrenees, the swimming pool and the garden, as well as a kitchen, a dining room, a small gym and jacuzzi on the ground floor. On the first floor is the master bedroom with dressing and bathroom, surrounded by a balcony. There are two further double bedrooms, a shower room and a bathroom. There are also two

large rooms, one with sauna and shower room, which would make an ideal games room or gym.

The property offers the most amazing views to the Pyrenees mountains and is placed perfectly for access to public transport, like airports and railway stations. Distance to airports: Pau 10 minutes, Tarbes-Lourdes 35 minutes, Biarritz 1 hour, Bordeaux and Toulouse 1h30.

Property Features

Additional Information

Habitable Space : 525 m ²	No of Rooms Total : 9	No. Reception Rooms : 2	No. of Bedrooms : 6
Bathrooms : 3	Shower Rooms : 3	W.Cs : 6	Utility Room : Yes
Tax Fonciere : € 2400.00	Heating : Town Gas Central Heating	Hot Water : Town Gas	

Construction

Year : 1960	Type : Residential
Roof : Slate	Condition : Good Condition

Services

Tele / ADSL : Yes	Drainage : Septic Tank
Glazing : Single & Double Glazing	Eco Features :

Grounds

Land Area : 4429 m ²	Boundary : Enclosed
Terrace : Yes	Garden Well : Yes
Garage : Yes, 6 Places	Car Port : Yes
Swimming Pool : 15 x 6.5m	
Outbuildings : Yes	

Ancillary Buildings

For Further Information, please contact.

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