

Attractive Villa With Pool In Walking Distance To Salies Town



€ 376,200€ fai

FCH842

A light, spacious and beautifully conceived contemporary villa, ideally situated within walking distance to the commerce, bars, restaurants and tourist attractions of the pretty thermal spa town of Salies de Bearn.

This charming property enjoys a private location, with peaceful views across the countryside. A private driveway, flanked with every kind of fruit tree imaginable, leads to the house, garage and entrance doorway with covered porch area. The in-ground pool, installed in 2011, sits to the south elevation, connected to the property via the sun terrace, the established vegetable gardens lie to the north.

Inside, light floods through the house via the four sets of patio doors installed in the open plan living area, fitted with reversible climate control heating, to maintain an ambient temperature all year round, at relatively low cost. The heating is supplemented by an attractive ceiling-hung wood fire for use on the occasional chilly day. A fully fitted kitchen, open to the living room provides the perfect place for entertaining, with easy access to the sunny terraces. To the north elevation, you will find two generous guest bedrooms, sharing a well-equipped bathroom, including bath, shower, wash basin and WC, a further WC and a preparation kitchen / utility room, with access straight out to the vegetable garden, garage and potting shed.

The ground floor layout is fluid and agreeable for every day living as a family or for a couple welcoming occasional guests. The upper floor, however, provides a haven of peace and privacy, consisting of a parental suite with bedroom, walk-in dressing

room, shower room and study and access to a covered terrace in the eaves of the roof. The perfect spot for your morning coffee or evening aperitif, overlooking the pool and surrounding countryside.

This hugely appealing property offers an interesting alternative to a period character home, whilst not compromising on style, function and beauty. The town of Salies de Bearn is a popular tourist destination, famous for its salt waters and thermal spa baths. The town also provides a Casino, a cinema, a 9-hole Golf Course and plenty of seasonal events and festivals to appeal to all age groups. Situated only 40 minutes from the Atlantic coast and one hour from the ski resorts of the Pyrenees, this is an ideal holiday destination.

Property Features

Additional Information

Habitable Space : 165 m ²	No of Rooms Total : 5	No. Reception Rooms : 1	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 1561.00	Heating : Electric Climate Control	Hot Water : Electric Water Tank	

Construction

Year : 2010	Type : Residential
Roof : Tiled. New in 2010	Condition : Very Good

Services

Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Glazing : Double Glazing	Eco Features : Double Glazing / Climate Control Heating

Grounds

Land Area : 2608 m ²	Boundary : Enclosed
Terrace : Yes	Garden Well : No
Garage : Yes 19.25m ²	Car Port : No
Swimming Pool : 10 x 5M Chlorine	
Outbuildings : Pool House, Garage, Potting Shed	

Ancillary Buildings

For Further Information, please contact.

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