

A Beautiful Contemporary Property with Charming Flowery Gardens in Heart of a Lovely Landaise Town



€ 595,000 fai

FCH983

This charming Néo-Béarnaise property beautifully combines authenticity with modern-day comforts. It is conveniently situated just a stone's throw from its bustling riverside landaise village where all necessary daily amenities can be found.

The property has an authentic feel with its handmade picon roof tiles, beamed ceilings and reclaimed fireplace. A large south-facing terrace (73m²) leads down into the mature grounds where there's a 10x4m swimming pool, a spa and a vegetable garden.

The ground floor accommodation includes a large living room with veranda; a home office; a dining kitchen opening onto the terrace; a guest bedroom; a bathroom and a large laundry room. From the hallway, stairs leads down to the basement where there is a double garage, a wine cellar and two additional rooms.

The first floor includes a generously sized mezzanine currently serving as a library; the master bedroom with its en-suite bathroom and a balcony offering a magnificent view of the garden; five additional bedrooms and a shower room.

For someone looking for a rural property within walking distance to its local village, this property may be just be the

ticket! The vibrant town organizes several annual festivals to include a hunters' banquet, music and poetry festivals and an annual village fête.

Situated just 15 minutes from Orthez with its high speed TGV connecting to Paris in 3 hours. Pau airport 40 minutes; Biarritz & Lourdes airports 1 hour.. The international airports of Bordeaux and Toulouse can be reached in 2hrs 15mins and 2hrs 30mins respectively.

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

Property Features

Additional Information

Habitable Space : 305 m ²	No of Rooms Total : 11	No. Reception Rooms : 1	No. of Bedrooms : 7
Bathrooms : 2	Shower Rooms : 1	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 2000.00	Heating : Electric radiators and	Hot Water : Electric	

Construction

Year : 1976	Type : Residential
Roof : Picon tiles	

Services

Tele / ADSL : ADSL	Drainage : Mains Drainage
Glazing : Single Glazing	Eco Features :

Grounds

Land Area : 4577 m ²	Boundary : Yes
Terrace : Yes	Garden Well : Yes
Garage : Yes	Car Port : No
Swimming Pool : 10x4 enclosed	
Outbuildings : No	

Ancillary Buildings

For Further Information, please contact.

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