

An Attractive Contemporary Rural Property With Spectacular Mountain Views



€ 389,000 fai

FCH945

Situated midway between the medieval town of Sauveterre de Béarn and the 14th century fortified town of Navarrenx, in an elevated position with breathtaking views, this eco-friendly villa presents a wonderful turn-key solution holiday home, or permanent residence in this highly sought after region.

Built to an attractive, contemporary design in 2019, using high specification materials and eco-friendly features; aérothermic underfloor heating, double glazing, discreet solar panels and loose-fill insulation, the property has been awarded an A rating in its energy performance, making this an affordable home to run.

The property is accessed via the country lane, through private gates leading through to the north elevation entrance. Once inside, light floods the house from the large expanse of glazing running through all the rooms, and the eye is constantly drawn toward the view of the Pyrenees mountains. The layout is thoughtful and effective, largely open-plan with "zoned" areas - each room showcasing the majestic views. With three double bedrooms, the master with an en-suite dressing room, a family bathroom and separate WC, the property can accommodate a family or a couple with visiting relatives.

Marking the mid-way point between two very popular tourist towns, this delightful home enjoys the best of both worlds; a rural country idyll, with easy access to a bustling community, local festivals, activities and commerces. Weekly markets run all year round in these two pretty towns, where locals and visitors alike can purchase high quality local and regional produce, or meet

with friends over a coffee in one of the many cafés and restaurants.

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 : 150 m ²	No of Rooms Total : 5	No. Reception Rooms : 2	No. of Bedrooms : 3
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 608.00	Heating : Aerothermic Underfloor Heating	Hot Water : Solar Panels with back-up Electric Tank	

Construction

Year : 2019 / 20	Type : Residential
Roof : Tiled	

Services

Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Glazing : Double Glazing	Eco Features : Double Glazing / Economic Heating / Solar Panels

Grounds

Land Area : 2,000 m ²	Boundary : Enclosed
Terrace : 2 Terraces	Garden Well : No
Garage : Yes 25.75m ²	Car Port : No
Swimming Pool : No	
Outbuildings : Garage	

Ancillary Buildings

For Further Information, please contact.

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