

Splendid Bearnaise Villa with Panoramic Views of the Pyrenees Mountains



€ 787,500 fai

FCH953

Perched high on its hillside with breathtaking views across the Pyrenees mountain range, this beautifully presented, spacious family home is conveniently situated just a short drive from the popular medieval tourist town of Sauveterre de Bearn.

The privileged position becomes evident upon entering the property gates, via a tree-lined, gravel drive, leading to the picturesque Bearnaise villa with its majestic views and private grounds of around 7 acres including woodlands below. Constructed in 1968, the architectural style sympathetically reflects the local period bearnaise properties, employing materials such as terracotta tile floors, exposed ceiling beams and a feature fireplace, river-stone wall and carved staircase gracing the generous central reception room. French doors are featured in all of the ground floor living rooms, allowing an abundance of light to flood through the property and, most importantly, giving direct access to the south facing terrace and in-ground swimming pool with mountain views.

The ground floor comprises of an ample entrance hall with double front doors, leading to a ground floor cloakroom with W/C, a large reception room, with wood-burning stove, a fully fitted kitchen, with a separate utility area, two double bedrooms with private en-suite bathroom facilities and the garage, currently used for storage and for housing the central heating boiler. The upper floor provides a second, mezzanine reception room, with integrated wood carved bookcases, three further bedrooms; one of which includes an en-suite shower room, and a family bathroom.

The medieval hilltop town of Sauveterre de Bearn, overlooking the Oloron River, hosts many cultural festivals throughout the

year and has a friendly, convivial atmosphere, with a weekly market selling local produce, bars, cafes and restaurants. Transport links are good with the Autoroute at Salies de Bearn at around 15 minutes and the TGV train at Orthez in around 20 minutes. The Atlantic coast and Pyrenees ski resorts can both be reached in around one hour.

Property Features

Additional Information

Habitable Space : 250 m ²	No of Rooms Total : 7	No. Reception Rooms : 2	No. of Bedrooms : 5
Bathrooms : 2	Shower Rooms : 2	W.Cs : 4	Utility Room : Yes 11.25m ²
Tax Fonciere : € 1166.00	Heating : Oil Fired Central Heating	Hot Water : Central Heating Boiler	

Construction

Services

Year : 1968	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Roof : Tiled		Glazing : Single Glazed	Eco Features :

Grounds

Ancillary Buildings

Land Area : 27,202 m ²	Boundary : Partially Closed
Terrace : Yes	Garden Well : No
Garage : Yes	Car Port : No
Swimming Pool : 5M x 11M In Ground Pool	
Outbuildings : Garden Shed	

For Further Information, please contact.

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