

Contemporary property with magnificent mountain views in tranquil setting close to a village



€ 420.000 fai

FCH971

Perched on its hillside this lovely contemporary property, looks over and into one of the most beautiful Pyrenean valleys. Facing due South the property was built in 2012 and benefits from a quality construction on 3 levels. Offering around 160m² of living area composed of 5 bedrooms, 2 shower rooms, a spacious sitting room with a dining area and separate kitchen with spectacular views of the mountains.

Stairs lead down from the utility room to the vast lower ground floor level which covers the entire surface of the house above and is divided into workshops and storage space with an adjoining covered car port for 2 cars.

This comfortable house is double glazed throughout and is heated by an arothermal system (air heat exchange pump) and a Swedish wood burner situated in the middle of the house.

The gardens of 2624m² are mostly laid to lawn and along the side of the property a fenced area contains an outbuilding with kennels and storage for garden tools, a vegetable plot and chicken run.

The nearby village has 2 good restaurants and a bar, a boulangerie, a butcher, a small supermarket and a weekly market selling

local produce. Known for its summer festivities with dancing, music concerts and Pelote Basque demonstrations. The winter months provide skiing, snow shoeing and wonderful walking with the nearby GR10 (west coast to east coast path) and the famous Chemin de St Jacques de Compostelle.

There is daily transport from the village to the ski resort throughout the season and twice daily during the school holidays.

Close to the Spanish border, the village lies 25 minutes south of Oloron Sainte Marie and 1 hour from Pau. The airports of Biarritz, Pau and Lourdes/Tarbes are all around 1hr30 away. The beaches of Biarritz and the Atlantic Coast can be reached within 2 hours.

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 : 156 m ²	No of Rooms Total : 6	No. Reception Rooms : 1	No. of Bedrooms : 5
Bathrooms : 0	Shower Rooms : 2	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 1919.00	Heating : Underfloor with Air heat exchange pump	Hot Water : Electric water heater	

Construction

Year : 2012	Type : Contemporary
Roof : Slate	

Services

Tele / ADSL : Yes	Drainage : Septic tank
Glazing : double	Eco Features : Air heat exchange pump

Grounds

Land Area : 3482 m ²	Boundary : Fenced
Terrace : 65m ²	Garden Well : No
Garage : Yes in the basement	Car Port : 2 cars
Swimming Pool : No	
Outbuildings : Work shop and kennels combined	

Ancillary Buildings

For Further Information, please contact.

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