

**Superb architect designed contemporary turn-key property 30 minutes south of Pau**



**€ 458.000 fai**

**FCH1121**

On entering the house, the architect's idea to create an airy, spacious area is realised with the flood of light throughout. The main living area of 62m<sup>2</sup> is bathed in natural light from the many bay windows and the vast skylight. This main living room with its cathedral ceiling has a dining area with views onto the terrace and swimming pool and a cosy seating area around the central wood burning stove and is overlooked by the galleried landing above enhancing the space. Adjoining this room is the open plan fully fitted kitchen and a short corridor leading to the first bedroom with shower room and separate WC.

Access to the 3 bedrooms on the first floor is gained by the galleried landing and with stairs up to the fifth bedroom and games room.

This property has been designed to a very high standard providing all creature comforts. With underfloor heating on the 2 main floors powered by a new gas boiler and also a reversible air conditioning system.

A door from the house leads to the large adjoining double garage.

Outside the lovely gardens of just over half an acre are planted with many trees and flowering shrubs and surround the 2

terraces. The heated swimming pool lies at the rear of the house with a generous sized pool house.

Located in a charming village with a small shop nearby and just 5 minutes by car to Oloron Sainte Marie and all the amenities this lively market town provides. Oloron Sainte Marie is on the confluence of the two main rivers running from the Pyrenees and has a rich and varied history the Romans, the Wisigoths and the Moors all left their mark here. Known for it's Jazz festival which precedes Marciac there are many cultural and social events throughout the year. The weekly market attracts people from all over the area with its local produce and many varied stalls.

Ideally situated between the mountains and the sea, just 45 minutes from the Spanish border, this area is known for its many sporting activities. The local Equestrian centre is a short walk from the property and the nearby water sports centre provides Rafting and Kayaking, walkers and climbers have all the local and mountain trails including the famous East to West Pyrenean trek, the GR10. Two of the St Jacques de Compostelle routes actually cross the town which is a known pilgrim halt on their way south.

In the winter there is a choice of ski resorts of Gourette and La Pierre St Martin both under an hour away and the large resort of Formigal lies just over the Spanish border.

The railway station in Oloron has trains to Pau and the rest of mainland France, there is also a mountain valley line south through the Aspe Valley.

The beaches of Biarritz and the Atlantic coast and the airports of Pau, Tarbes/Lourdes and Biarritz are all within 1hr30 from the property.

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 : 220 m²	No of Rooms Total : 7	No. Reception Rooms : 1	No. of Bedrooms : 5
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : 6m2
Tax Fonciere : € 1450.00	Heating : Underfloor gas and heat pumps	Hot Water : Gas boiler	

**Construction****Services**

Year : 2000

Type : Residential

Tele / ADSL : Fibre

Drainage : Mains drainage

Roof : Slate

Glazing : Double

Eco Features : Heat air pumps

**Grounds****Ancillary Buildings**

Land Area : 2307 m²

Boundary : Fenced

Terrace : North and South

Garden Well : No

Garage : Double

Car Port :

Swimming Pool : Salt water 9.5x4.5

Outbuildings : Poolhouse 24m²

**For Further Information, please contact.**

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