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Superb Contemporary Villa Pool

661 500 € [Fees paid by the seller]



- Reference : AF25954
- Number of rooms : 8
- Number of bedrooms : 4
- Living space : 250 m²
- Land size : 4 500 m²
- Local taxes : 1 592 €



Located 12 mins south of Lannemezan is this superb contemporary villa for sale offering maximum natural light and 250m² of living space on 4500m² of grounds filled with flowers and trees. There are four bedrooms, a pool, sauna, pétanque court and a covered terrace with barbecue as well as a view of the Pyrenees.

You will fall under the spell of the charm which oozes from this contemporary village. Its volumes bathed in natural light, grounds, tasteful interior design and quality construction are its attractions.

The current owners have added modern comforts to this home of over 250m². The entrance (with walk-in wardrobe and toilet) opens to the vast living area of 73m² divided into three spaces: The 39m² sitting room with vaulted ceiling, 14m² dining room and 20m² fully equipped kitchen (cooker hob on central worktop, extractor fan, dish washer, oven and fridge).

These three spaces are south facing with generous bay windows allowing maximum natural light whatever the season.

A 6m² larder/laundry is accessed from the kitchen and which opens to the 45m² garage, easily capable of housing two vehicles.

A wooden and metal staircase in the sitting room leads to an 11m² mezzanine where you can install your office. There is a 43m² master bedroom with sliding doors and a storage space where you could add a private washroom.

Back downstairs and a passageway leads to two 11m² bedrooms (with integrated storage) and a 12m² walk-in wardrobe could be converted to a bedroom. There is a 5.5m² bathroom and separate toilet.

Palm trees and shrubbery share the 4500m² of grounds in which is located a small outbuilding which boasts a sauna (with light therapy) and there is also a charming 6x4m pool and a pétanque court.

The covered terrace also shades a barbecue with dining area where you will spend summers evenings with friends and family.

Heating and hot water are supplied by a geothermal system. All windows are double glazed and equipped with automated shutters. The house has a centralised air flow system. The property is served by an individual sewage system. There is an alarm system with interior and exterior alarm. The secure garage can house several vehicles. The grounds are entirely fenced with an automated gateway.

You will be just over 10 mins from Lannemezan, just over 30 mins from Tarbes and its airport, 45 mins from skiing, 1h20 from Toulouse and 1h50 from the Atlantic coast.

ENERGY CONSUMPTION : B (75)

