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## Sumptuous Villa Tarbes South

**649 000 €** [ Fees paid by the seller ]

- Reference : AF26381
- Number of rooms : 8
- Number of bedrooms : 5
- Living space : 191 m<sup>2</sup>
- Land size : 1 900 m<sup>2</sup>
- Local taxes : 1 445 €



Located 15 mins south of Tarbes is this modern villa offering 191m<sup>2</sup> of space including an immense living space with minimalist open kitchen, four bedrooms, a master bedroom, walk-in wardrobe, study, garage, outside cooking area and heated pool as well as other features. All on a fenced plot of 1900m<sup>2</sup> with a view of the Pyrenees.

You will adore this villa which has mixed styles and enjoys a unique conception and renovation promoting its functional modernism. Its design mixes with flair and characteristic minimalism of the living spaces and a cosiness and charm of the upper floor with its traditional visible beams.

This villa also possesses an enjoyable exterior. If you adore gardens and outside spaces then you will enjoy the conception of immense terraces, heated pool and dining and cooking areas.

Our visit starts with the 3.4m<sup>2</sup> entrance hall, equipped with a walk-in wardrobe, and the immense 68m<sup>2</sup> living room with view of the Pyrenees. You will appreciate its volumes with high ceilings and natural light. A rust-effect wood burner will provide warmth on a winter's night. This space includes the 15m<sup>2</sup> open plan kitchen.

Gourmet fans will adore the functional design of the Binoche kitchen and its equipment including two ovens (including a steam oven), hob, built-in coffee machine and ambient wine cooler. There is a 3m<sup>2</sup> larder and 3m<sup>2</sup> utility room.

The garden-level of the property has three bedrooms (9m<sup>2</sup> and two of 10m<sup>2</sup>), some with integrated storage. There is a spacious, 9m<sup>2</sup> bathroom with shower and two sinks. There is also a toilet with wash basin.

A modern staircase leads up to a 5m<sup>2</sup> landing with hardwood floor and traditional roof framework, left visible to add charm. There is a master bedroom suite with private bathroom and huge shower. There are also two attic bedrooms and a toilet with wash basin. There is also a walk-in wardrobe and a loft.

A 26m<sup>2</sup> garage has an automated roller door as well as a laundry and workshop. The 3m<sup>2</sup> pool equipment room continues on from the garage. There is also a 23m<sup>2</sup> storage room.

The outside spaces are designed with pleasure in mind. The main attraction is the heated pool with solar shower surrounded by 130m<sup>2</sup> of terraces organised with sitting, relaxation and cooking areas. There is a full outside kitchen with automated sunshade and access to the interior kitchen. Hedges border the property to create intimacy.

The automated gate is connected to a videophone which may be viewed from your phone. There is a two-vehicle carport. A second manually operated gate allows access to the property.

The roof is covered in tile. The house is built on a crawl space. An air/water heat pump system supplies underfloor heating on the garden level. There is also a wood burner. The upper floor has air/air reversible air conditioning. A 300l electric powered tank supplies hot water. Windows are double glazed and there are aluminium, PVC and wooden frames. The automated shutters are aluminium. The property is connected to the sewage mains.

This property is one for your shortlist.

You will be 15 mins from Tarbes, 20 mins from Tarbes-Lourdes-Pyrenees airport, 30 mins from Lourdes, 40 mins from skiing, 1h30 from Toulouse and from Biarritz, 3h30 from the Mediterranean.

**ENERGY CONSUMPTION : C (133)**

**GREENHOUSE GAS : A (4)**