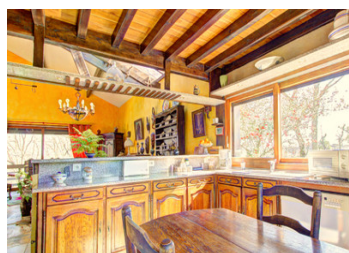
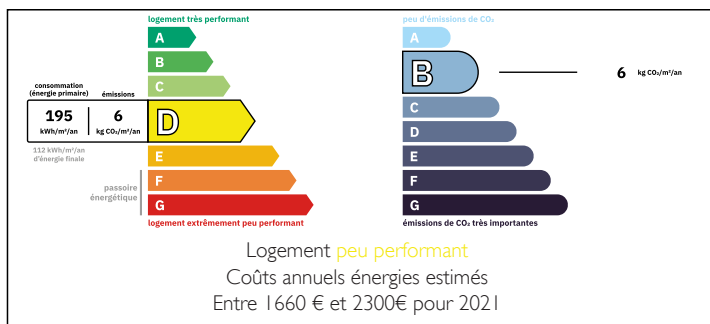


ELEGANT VILLA WITH LOVELY INDOOR POOL + CHARMING WOODLAND GROUND OF 1 HECTARE + PAU 40 MINS + MOVE IN TODAY!



ENERGY - DPE



INFORMATION

Town:	Arzacq-Arraziguet
Department:	Pyrénées-Atlantiques
Bed:	2
Bath:	2
Floor:	162 m2
Plot Size:	10705 m2

IN BRIEF

Located on the outskirts of a highly sought-after village, this architect-designed villa is about 90 minutes away from ski resorts in the Pyrénées and beaches on the Atlantic coast, making it ideal for a luxurious pied-à-terre, a family home, a holiday home or to rent out as a gîte.

Bathed in sunlight all day, the villa has a chic indoor swimming pool, so you can swim all year round, whatever the weather. From the pool, sliding doors open out to a delightful sun terrace, where you can enjoy glorious views and dine in style after your swim!

The property has been beautifully maintained and is ready for you to move into today! With two bedroom suites, a small guest bedroom and a mezzanine, you will have plenty of room to accommodate friends and family... and you may even be able...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1454 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

...

If you are looking for a luxurious hideaway set in peaceful, tranquil surroundings, this architect-designed villa will be perfect for you.

Built in 1999, this unique half-timbered villa of 162m² is enclosed in over a hectare of wooded grounds, yet is just a short stroll to a pretty village with a grocery shop, a café and a restaurant.

The spacious property currently has a ground-floor bedroom suite and a first-floor bedroom suite, but it might be possible to add more living space using the vast garden-level room (permission required), especially if you hope to accommodate B&B guests or pilgrims who are following the nearby Chemin-de-St-Jacques-de-Compostelle.

A small country lane leads up to the villa, which continues on to just one more property, so there is no passing traffic. There is plenty of space to park at the front of the villa, or you can continue around to the back of the building where there is a carport. The garden-level room was conceived to be used as a huge garage for secure parking, if preferred.

The entrance to the villa is through a glazed porch, which opens into an entrance hall with a wooden staircase up to the first floor and down to the garden-level rooms. Straight ahead is a stunning open-plan main room with a sitting area and a dining area. The room is bathed with light from the room's partially glazed cathedral ceiling - and two huge picture windows overlook the villa's wooded grounds.

Adjoining the main room...