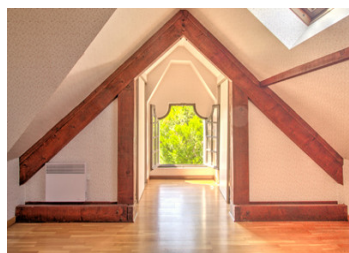
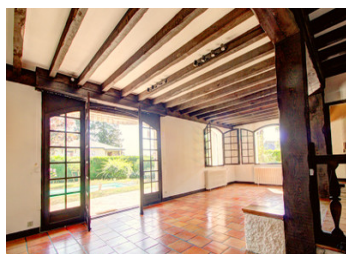
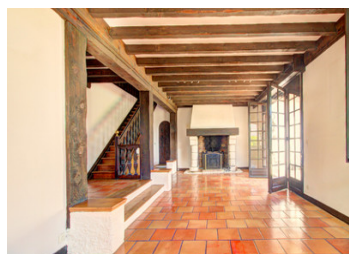


**DELIGHTFUL VILLA + UNIQUE STYLE + POOL + 7 BEDROOMS + QUIET RESIDENTIAL LOCATION + TOTAL & PAU CENTRE 10 MINS!**



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Pau                  |
| Department: | Pyrénées-Atlantiques |
| Bed:        | 7                    |
| Bath:       | 5                    |
| Floor:      | 255 m2               |
| Plot Size:  | 1750 m2              |



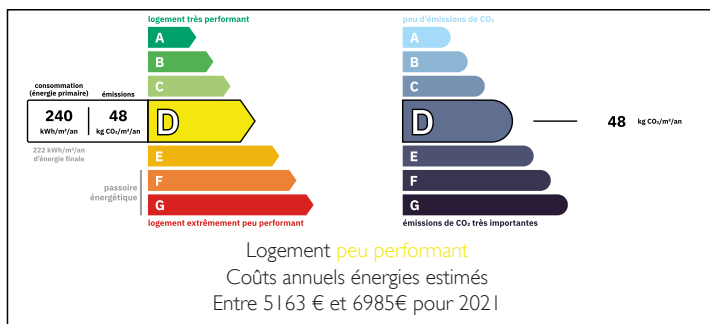
## IN BRIEF

Designed and built in the 1960s by a renowned local architect, this unique Dutch-inspired villa is situated in a highly sought-after location near Trespoey - and just 10 minutes away from the centre of Pau.

Built on three levels, the south-facing property is filled with sunlight all day long - and the covered terrace overlooking the garden and swimming pool is perfect for enjoying sunny breakfasts, long, lazy lunches and moonlit suppers...

Whilst in need of some redecoration and updating to suit your taste, this magnificent home is ready to move into. Absolutely perfect for a family with children, the property is close to excellent schools, bus routes and Pau's many amenities. In addition, Total's HQ and the International School of Béarn are just 10 minutes away.

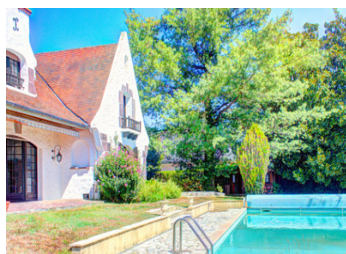
## ENERGY - DPE



The villa's proximity to Pyrenean ski resorts and

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: **4432 EUR**

## NOTES

## DESCRIPTION

...

Perfect for a spacious family home or a luxurious holiday home, this delightful architect-designed villa of 255m<sup>2</sup> is located in a tranquil residential area just ten minutes away from the centre of Pau. The villa's unique south and west façades resemble Dutch-style neck gables, which are beautifully complemented by geometric patterns of decorative rose-coloured stone.

Set in a south-facing garden of 1,750m<sup>2</sup>, the property has a covered dining terrace adjoining the house, from where steps lead down to a lovely salt-water swimming pool with a paved sun terrace.

The villa is situated on a quiet cul-de-sac, from where wooden gates open into a private drive, which leads down to the villa's triple garage (approx 75m<sup>2</sup>) and the various garden-level rooms, which include a games room (approx 30m<sup>2</sup>), which has its own private access to the garden, a utility room, a pantry/storage room, a temperature-controlled wine cellar and a shower room with a WC. A staircase in the garage gives direct access to the ground floor of the villa.

The villa's front door opens into a large entrance hall. To the left is a period-style kitchen, which you may want to update and modernise - and adjoining the kitchen is the staircase down to the garage.

To the right of the entrance hall is a wonderful sitting room/dining room with an impressive open fireplace at the far end, a carved wooden staircase up to the first floor and huge French doors out to a covered dining terrace, which overlooks...