

CONTRACT SIGNED - CHARMING VILLA NEAR LARUNS + FABULOUS MOUNTAIN VIEWS + SKI 15 MINS + WALK/CYCLE TO SHOPS...

EXCLUSIVE



## INFORMATION

Town:	Laruns
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	1702 m2



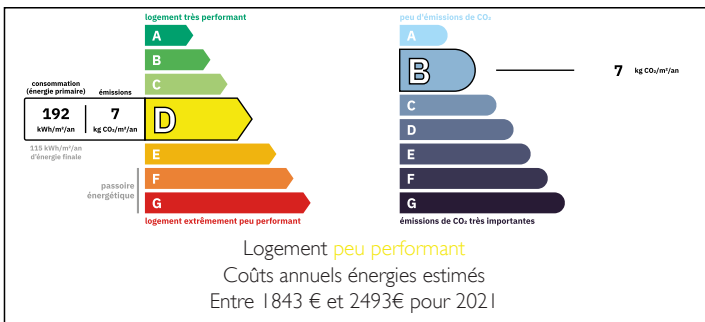
## IN BRIEF

CONTRACT SIGNED - With breathtaking views of the Vallée d'Ossau and the Pyrénées, this delightful architect-designed villa is absolutely ideal for a cosy family home, a spacious holiday home, a weekend pied-à-terre...

Located at the end of a lane in a peaceful mountain village, this superb property has three bedrooms (including one downstairs), an easy-to-maintain garden and sunny terraces, where you can dine alfresco and enjoy the fabulous panoramic views of the mountains... yet the shops, bars, restaurants and amenities of Laruns are just a short cycle ride/walk away!

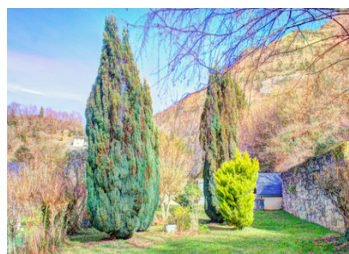
Should you wish to generate an income by renting out the villa as a gîte, your visitors will love how easy it is to access exciting ski resorts (15 - 30 minutes), Spain (45 minutes), chic beach resorts on the Atlantic coast (110 minutes)....

## ENERGY - DPE



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.



## DESCRIPTION

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Built in 2000, this super hillside villa of 105m<sup>2</sup> is set in a quiet mountain village in the Pyrénées, yet is just minutes away from the lively town of Laruns, which has shops, restaurants, bars, schools and many clubs, activities and amenities to suit all ages.

The property is located at the end of a lane, not far from the centre of the village. From the lane, gates open into a private driveway, which slopes down gently to a private parking area in front of the villa. To the left is a small outbuilding, which has a log store and lockable storage.

The villa's front door opens into a small entrance hall area, which leads into a spacious open-plan sitting room/dining room of about 35m<sup>2</sup>. French doors open out to a west-facing terrace and to the garden beyond. Adjoining the sitting room/dining room is a kitchen with a pantry/storage room.

Also on the ground floor is a master bedroom of about 15m<sup>2</sup> with a small dressing room, and French doors out to a south-facing terrace. The bedroom is next to a recently renovated shower room.

From the sitting room/dining room, stairs lead up to the first floor, which has a large bedroom of about 16m<sup>2</sup> (floor area) and a smaller bedroom of about 9.5m<sup>2</sup> (floor area). NB: please note that both first-floor bedrooms have sloping ceilings.

The villa is set in a hillside garden of 1,700m<sup>2</sup>. Planted with mature trees and shrubs, which should be easy to...

## LOCAL TAXES

**Taxe foncière: 631 EUR**

**Taxe habitation: EUR**

## NOTES