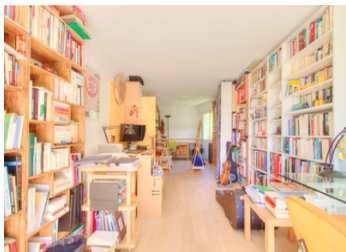
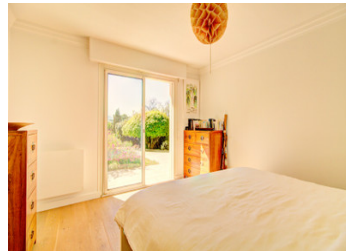


ELEGANT HILLTOP VILLA NEAR PAU + SWIMMING POOL + WOODED GROUNDS OF 1,500m + LOVELY VIEWS OF THE PYRÉNÉES...

EXCLUSIVE



INFORMATION

Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	2
Floor:	170 m ²
Plot Size:	1500 m ²

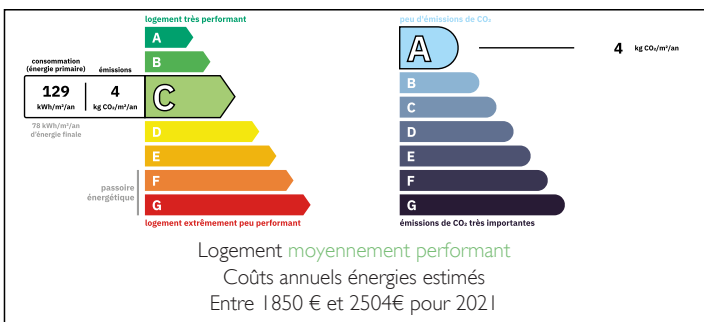
IN BRIEF

Contemporary and stylish, this super architect-designed villa is located in a highly sought-after village close to Pau!

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

Ready to move into today, the villa is absolutely perfect for a family with children. The local village has a primary school and there are excellent secondary schools in Pau and nearby Nay. The International School of Béarn and TotalEnergies are 15 mins, Safran Helicopter Engines 5 mins. The local village also has a boulangerie, shops and regular buses and trains to Pau, Lourdes and Nay.

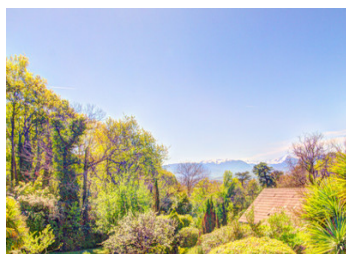
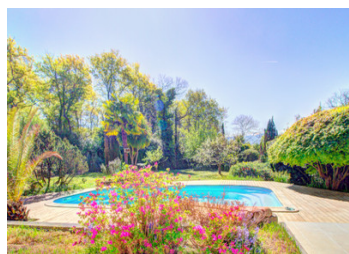
ENERGY - DPE



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: 2148 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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Perfect for a spacious family home or a luxurious holiday home, this delightful architect-designed villa of 170m² is located just 15 minutes away from the centre of Pau in an exclusive residential area.

Recently re-styled by an interior-design architect, the villa has four spacious bedrooms (with the possibility of creating a fifth), a south-facing swimming pool, a sunny outdoor dining terrace and beautiful woodland grounds of 1,500m²,

The villa is approached along a country lane, which winds uphill through a peaceful hamlet. Decorative metal gates open into a private driveway, where you can either park outdoors or inside in the villa's garage. It should also be possible to get permission to construct a carport adjoining the drive.

The garage is 27m² and has a door into the villa's kitchen, which is very convenient when unloading shopping from the car. The garage also has a concrete staircase down to a basement level beneath the villa and which is currently an open-plan area of 60m².

The villa's front door opens into an entrance hall, which has hanging and storage space. To the left is a staircase to the upper floor; to the right is a door into the kitchen. The sitting room/dining room is straight ahead, which can be closed off from the entrance hall by floor-to-ceiling sliding doors.

The kitchen is modern and has a practical layout. It adjoins the spacious sitting room/dining room, which is equipped with an energy-efficient wood-burning stove. From the sitting room/dining room, glazed sliding...