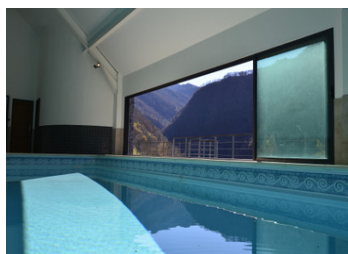
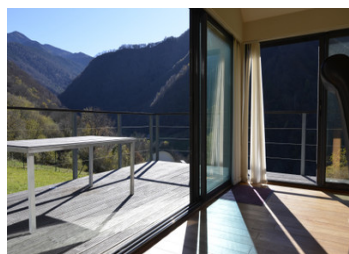
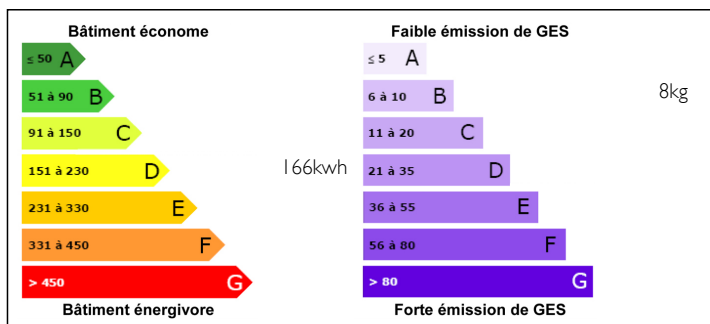


Architect-designed contemporary house with 4 bedrooms, heated indoor swimming pool and breath-taking views.



ENERGY - DPE



INFORMATION

Town:	Gazost
Department:	Hautes-Pyrénées
Bed:	4
Bath:	3
Floor:	252 m2
Plot Size:	3298 m2

IN BRIEF

A contemporary house in a fantastic mountainside location on 3,298 m2 arranged on 2 levels. It has 4 large bedrooms (including 1 master bedroom with private en-suite bath and shower room). With a high vaulted ceiling, the lounge has a contemporary spacious feel with a wood-burner and picture windows overlooking the adjacent mountains. A light, open kitchen with island unit and sliding doors out onto the terrace and stone patio area, open plan dining room with doors onto the terrace, an office, a separate first-floor TV/games area, large indoor heated swimming pool, double garage, 3 storage rooms, laundry room, downstairs WC, large south-facing raised terrace and garden laid to grass. The large wooden terrace extends around 2 sides of the house creating a massive south-facing outside space from which you can admire the fantastic views. It is directly accessible from the kitchen, dining room, master and second bedroom, office...

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

The house is ideal as either a main or secondary family home. It could be also be converted to a luxury gite, and offers possibilities for establishing tailored guest accommodation for leisure, wellness, spa retreat, yoga, meditation, or sports such as triathlon, cycling or trail running.

Arranged on 2 levels, this stunning architect-designed contemporary house offers spacious, luxurious living spaces. Contemporary homes of this type are extremely rare in this part of the Hautes Pyrenees. The architect designed the house to make the most of the unique location near the head of the valley incorporating a large sunny south-facing terrace giving spectacular panoramic views over the mountainside and valley below and filling the main living spaces with light.

The layout is as follows:

Ground floor

The main entrance is accessed from a covered and paved entrance space (15m²)

An entrance corridor (8.8m²) with three rooms off - WC & washbasin (2.25m²), laundry room (3.9m²) and storeroom (4.4m²) and fitted storage wardrobes.

The corridor opens out into

- o large open kitchen(21.3m²) with island unit and access onto south facing dining area/terrace (197m²) and patio area (16.5m²)
- o dining room (24.5m²) with access to the large sunny terrace (197m²)
- o there is a separate office (5.8m²) and storage cupboard (1.4m²) at the rear of the dining room.

Leaving the dining room, the corridor leads into

- o a large living room (34.9m²) with high vaulted ceiling, fireplace and wood burner and large picture windows looking out over mountain side.

LOCAL TAXES

Taxe foncière: 2553 EUR

Taxe habitation: 2350 EUR

NOTES