LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45899CEL64

Price: 399 000 EUR

agency fees to be paid by the seller

SUPER VILLA NEAR LARUNS + 4 BEDROOMS & CONSERVATORY + SKI 15 MIN + CYCLE TO SHOPS + STUNNING MOUNTAIN VIEWS...

EXCLUSIVE







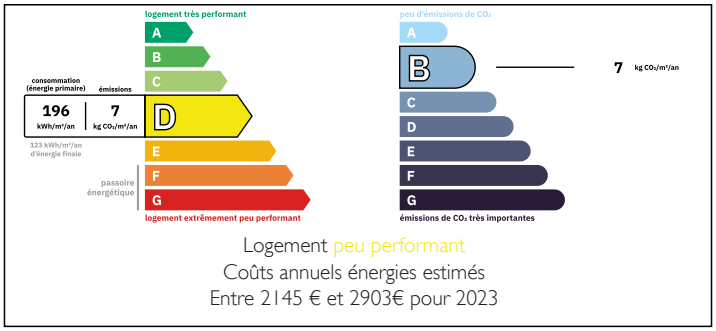








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2145 € et 2903€ pour 2023

INFORMATION

Town:	Laruns
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	645 m2

IN BRIEF

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

Located in a peaceful mountain village, this superb property has four bedrooms (including one downstairs) two bathrooms, an easy-to-maintain garden and a fantastic south-facing conservatory, where you can relax - whatever the weather - 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)....

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.

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LOCAL TAXES

Taxe foncière: **1032 EUR**

NOTES

DESCRIPTION

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Built by the current owners in 1998, this super architect-designed hillside villa of 135m² is located 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.

From the centre of the village, a quiet lane leads down to the property, which is in a peaceful hamlet of houses. From the lane, a driveway slopes down to the villa's private parking area at the back of the building. To the right of the parking area is a pretty garden shed of 11m². Garage doors at the far end of the villa open into the property's vast lower-ground-floor (66m²), which is currently used as a garage, a workshop, a utility room, an "arrière kitchen" and for storage. There is also a separate WC and an internal staircase, which leads up to the ground floor of the villa.

From the parking area at the back of the building, a gravel path leads to a small covered terrace, which is adjacent to the villa's front entrance. The entrance door opens directly into a fantastic south-facing conservatory of 25m², which runs along the whole width of the villa. At the far end of the conservatory are a custom-made dining table and benches, which have been decorated with beautiful mosaic tiles - the perfect spot for dining en famille as you enjoy panoramic views of the surrounding...