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Ref: A46015GT64 Price: 650 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (619 048 EUR without fees)

Elegant Art Deco Home | 5 Beds | 3 Bath | Library | Solarium | Wine Cellar | Garden | Near Pau















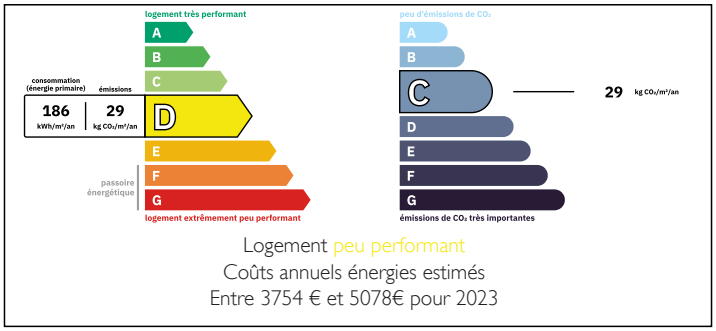
INFORMATION

Town:	Bizanos
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	3
Floor:	272 m2
Plot Size:	977 m2

IN BRIEF

Truly a rare find - a spacious, bright Art Deco house from 1930, 15 mins from Pau in the centre of Bizanos. This is a sophisticated, grown-up home with elegant, generously proportioned entertaining spaces and luxurious finishes. From the solarium with cathedral ceiling, the living/dining room with art deco style fireplace to the custom-designed kitchen with granite worktops opening onto another dining/sitting area with marble fireplace, the choice is large. A master bedroom and bathroom, 2 separate WCs, an entrance hall, garage and laundry space complete the ground floor. In the basement is a wine cellar and a further room. Upstairs is a bedroom with ensuite bathroom, a study, and two further bedrooms, one of which is a dressing room with shower room.
Outside, a mature, fully enclosed garden with trees, shrubs and flowers surrounds the house....

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3754 € et 5078€ pour 2023

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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NOTES

DESCRIPTION

Beyond the front door, an elegant entrance hall opens into a spectacular solarium, flooded with natural light and crowned by a striking cathedral ceiling. A discreet guest WC is conveniently positioned off the hallway - a total of about 45m2 in all

The ground floor has been thoughtfully designed for effortless living and entertaining, with beautifully connected reception spaces that create a warm yet sophisticated atmosphere. The 37.5 m² living room features two large windows overlooking the landscaped garden and an impressive Art Deco-style fireplace, providing a stunning focal point.

The ground-floor principal suite offers a spacious bedroom with garden views, a generous bathroom with walk-in shower, and a separate WC, creating a private and comfortable retreat.

The bespoke kitchen opens onto a welcoming dining and sitting area and is enhanced by a charming marble fireplace, windows on all sides, and direct access to the garden. It is also connected to the integral garage, making everyday life particularly convenient. Designed to a high standard, the kitchen features granite worktops, extensive storage, and quality appliances. A practical laundry area is located between the kitchen and garage.

At the heart of the house, the beautifully preserved original polished-wood staircase leads to a spacious landing. To the left is an impressive library with traditional fitted wooden bookshelves, adjoining a study. Beyond lies a second suite with garden views and an en-suite bathroom.

To the right of the landing is a large fully fitted dressing room, accompanied by a shower room and...