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## Countryside House for sale in Hautes-Pyrénées

Lourdes , Hautes-Pyrénées , Occitanie



# €598,000

inc. of agency fees

5 Beds      360 sqm      0.63 ha

Located 10 mins from the centre of Lourdes is this architect designed home (by André Povlovsky) with 360m<sup>2</sup> of living space including...

### At a Glance

**Reference** MFH-ADF1626573

**Near to** Lourdes

**Price** €598,000

**Bed** 5

**Pool** Yes

**Hab.Space** 360 sqm

**Land** 0.63 ha

**Land Tax** N/A

### Property Description

Located 10 mins from the centre of Lourdes is this architect designed home (by André Povlovsky) with 360m<sup>2</sup> of living space including five bedrooms, living/dining space, a study, fitted kitchen, larder, games room, cinema, wine cellar, a workshop, laundry, garage, swimming pool and jacuzzi with 7500m<sup>2</sup> of grounds.

Transparence and light are present throughout the volumes thanks to the numerous patio doors which rhythm the spaces.

In a quiet neighbourhood whilst close to commerce and services this Art Deco style home has been well maintained and you can simply move in and begin to enjoy the landscaped gardens, fenced and easily maintained, which are bordered by a forest of which you will appreciate the serenity and quietude.

The magic begins as you cross the threshold and you will begin to understand why this house is special.

The ground floor has a splendid 18m<sup>2</sup> entrance hall with bay windows. It serves the 56m<sup>2</sup> double living room with fireplace with openings to the 80m<sup>2</sup> terrace, 60m<sup>2</sup> pool and jacuzzi.

To the right of the entrance is the independent, 23m<sup>2</sup> fitted kitchen, also with access to the terrace, and continuing on is a 1.5m<sup>2</sup> cupboard, access to the 38m<sup>2</sup> storage space, a 38m<sup>2</sup> garage and 1.4m<sup>2</sup> toilet.

To the left of the entrance, a 16m<sup>2</sup> passageway serves the 59m<sup>2</sup> master bedroom suite, a 10m<sup>2</sup> walk-in wardrobe, bathroom and a 25m<sup>2</sup> bedroom with washroom.

Upstairs, the 12m<sup>2</sup> landing serves three bedrooms each with balcony (14m<sup>2</sup>, 16m<sup>2</sup> & 18m<sup>2</sup>) as well as a 5.7m<sup>2</sup> bathroom and 1.4m<sup>2</sup> toilet.

When the weather is less favourable for outdoor pleasures, you can install in the 59m<sup>2</sup> cinema or the 24m<sup>2</sup> games room.

A 69m<sup>2</sup> loft completes this floor.

The materials are to a high standard and reflect on this magnificent home:

Flat, well maintained roof tiles, a Weismann gas central heating system, window shutters with centralised opening/closing system, made to measure sun shades, automated gate, alarm and outdoor lighting. The property is connected to the sewage mains.

A section of the land (1100m<sup>2</sup>) may be constructed upon offering extra possibilities.

The architect's mission statement is Comfort and Quality. The result is this splendid home style "VIP".

It is very difficult to tell the age of this house due to its excellent state.

You will be 5 mins from all commerce and services, 1h30 from Biarritz, 35 mins from skiing and 15 mins from airport and motorway access.

### Summary

Property type:	Countryside house
Bedrooms:	5
Price	€598,000

### Key Information

Internal Area:	360 sqm
Land Area:	0.63 ha
Swimming Pool?	Yes

### Location: Occitanie



## Gallery







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**S. and L. BROWN**



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