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## Countryside House for sale in Hautes-Pyrénées

Lannemezan , Hautes-Pyrénées , Occitanie



# €661,500

inc. of agency fees

4 Beds      250 sqm      0.45 ha

Located 12 mins south of Lannemezan is this superb contemporary villa for sale offering maximum natural light and 250m<sup>2</sup> of living...

### At a Glance

<b>Reference</b>	MFH-ADF1625954	<b>Near to</b>	Lannemezan	<b>Price</b>	€661,500
<b>Bed</b>	4	<b>Pool</b>	Yes	<b>Hab.Space</b>	250 sqm
<b>Land</b>	0.45 ha			<b>Land Tax</b>	N/A

### Property Description

Located 12 mins south of Lannemezan is this superb contemporary villa for sale offering maximum natural light and 250m<sup>2</sup> of living space on 4500m<sup>2</sup> of grounds filled with flowers and trees. There are four bedrooms, a pool, sauna, pétanque court and a covered terrace with barbecue as well as a view of the Pyrenees.

You will fall under the spell of the charm which oozes from this contemporary village. Its volumes bathed in natural light, grounds, tasteful interior design and quality construction are its attractions.

The current owners have added modern comforts to this home of over 250m<sup>2</sup>. The entrance (with walk-in wardrobe and toilet) opens to the vast living area of 73m<sup>2</sup> divided into three spaces:

The 39m<sup>2</sup> sitting room with vaulted ceiling, 14m<sup>2</sup> dining room and 20m<sup>2</sup> fully equipped kitchen (cooker hob on central worktop, extractor fan, dish washer, oven and fridge).

These three spaces are south facing with generous bay windows allowing maximum natural light whatever the season.

A 6m<sup>2</sup> larder/laundry is accessed from the kitchen and which opens to the 45m<sup>2</sup> garage, easily capable of housing two vehicles.

A wooden and metal staircase in the sitting room leads to an 11m<sup>2</sup> mezzanine where you can install your office. There is a 43m<sup>2</sup> master bedroom with sliding doors and a storage space where you could add a private washroom.

Back downstairs and a passageway leads to two 11m<sup>2</sup> bedrooms (with integrated storage) and a 12m<sup>2</sup> walk-in wardrobe could be converted to a bedroom. There is a 5.5m<sup>2</sup> bathroom and separate toilet.

Palm trees and shrubbery share the 4500m<sup>2</sup> of grounds in which is located a small outbuilding which boasts a sauna (with light therapy) and there is also a charming 6x4m pool and a pétanque court.

The covered terrace also shades a barbecue with dining area where you will spend summers evenings with friends and family.

Heating and hot water are supplied by a geothermal system. All windows are double glazed and equipped with automated shutters. The house has a centralised air flow system. The property is served by an individual sewage system. There is an alarm system with interior and exterior alarm. The secure garage can house several vehicles. The grounds are entirely fenced with an automated gateway.

You will be just over 10 mins from Lannemezan, just over 30 mins from Tarbes and its airport, 45 mins from skiing, 1h20 from Toulouse and 1h50 from the Atlantic coast.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€661,500

## Key Information

Internal Area:	250 sqm
Land Area:	0.45 ha
Swimming Pool?	Yes

## Location: Occitanie



## Gallery



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