



DELIGHTFUL VILLA + UNIQUE STYLE + POOL + 7
BEDROOMS + QUIET RESIDENTIAL LOCATION +
TOTAL & PAU CENTRE 10 MINS!

DELIGHTFUL VILLA +
UNIQUE STYLE + POOL +
7 BEDROOMS + QUIET
RESIDENTIAL LOCATION +
TOTAL & PAU CENTR...



PROPERTY FACT FILE	
REFERENCE	A39431CEL64
PRICE	€ 549,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	5
ACCOMMODATION	255 m ²
LAND	1750 m ²
TOWN	Pau
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Perfect for a large family home/holidays/gîte/B&B
- Located 10 mins from Total HQ & centre of Pau
- Excellent schools; International School 10 mins
- Bus 2-min walk; TGV 10 mins; Airports 20 - 30 mins
- Ski resorts 60 mins; Beaches & Biarritz 75 mins

DELIGHTFUL VILLA +
UNIQUE STYLE + POOL +
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RESIDENTIAL LOCATION
+ TOTAL & PAU CENTR...

Ref : A3943 I CEL64

Designed and built in the 1960s by a renowned local architect, this unique Dutch-inspired villa is situated in a highly sought-after location near Trespœy - and just 10 minutes away from the centre of Pau.

Built on three levels, the south-facing property is filled with sunlight all

DESCRIPTION

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Perfect for a spacious family home or a luxurious holiday home, this delightful architect-designed villa of 255m² is located in a tranquil residential area just ten minutes away from the centre of Pau. The villa's unique south and west façades resemble Dutch-style neck gables, which are beautifully complemented by geometric patterns of decorative rose-coloured stone.

Set in a south-facing garden of 1,750m², the property has a covered dining terrace adjoining the house, from where steps lead down to a lovely salt-water swimming pool with a paved sun terrace.

The villa is situated on a quiet cul-de-sac, from where wooden gates open into a private drive, which leads down to the villa's triple garage (approx 75m²) and the various garden-level rooms, which include a games room (approx 30m²), which has its own private access to the garden, a utility room, a pantry/storage room, a temperature-controlled wine cellar and a shower room with a WC. A staircase in the garage gives direct access to the ground floor of the villa.

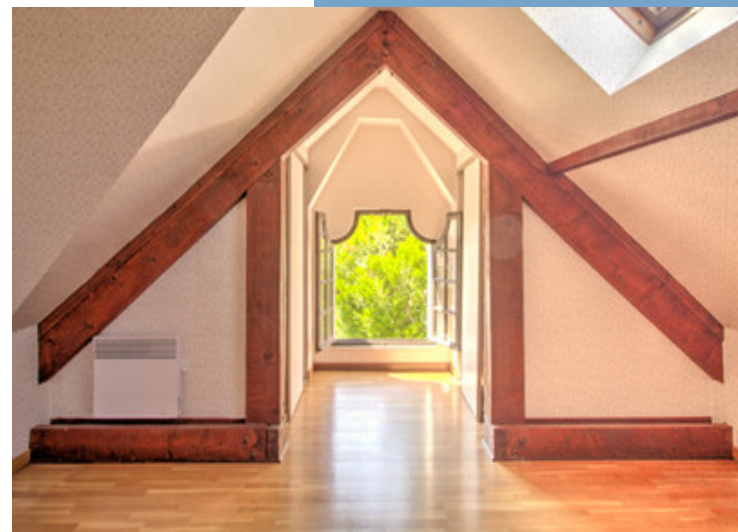
The villa's front door opens into a large entrance hall. To the left is a period-style kitchen, which you may want to update and modernise - and adjoining the kitchen is the staircase down to the garage.

To the right of the entrance hall is a wonderful sitting room/dining room with an impressive open fireplace at the far end, a carved wooden staircase up to the first floor and huge French doors out to a covered dining terrace, which overlooks the gar...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A3943 I CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

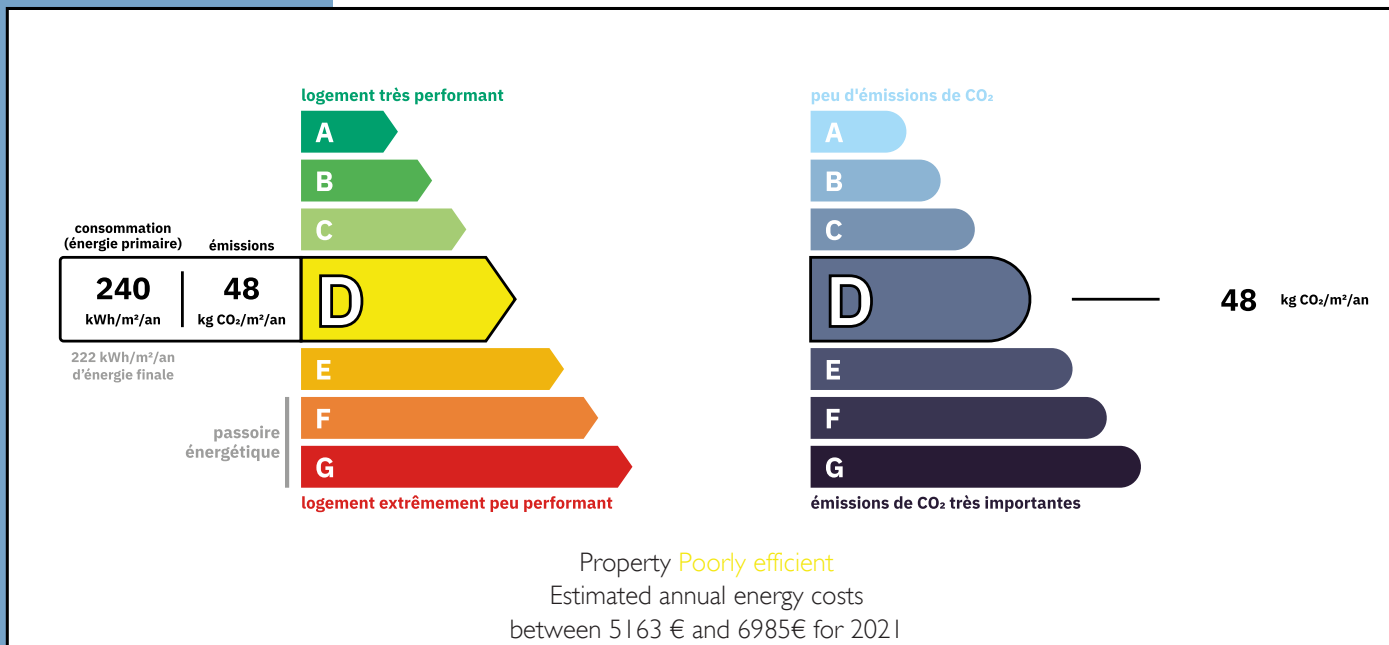
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

DELIGHTFUL VILLA + UNIQUE
STYLE + POOL + 7
BEDROOMS + QUIET
RESIDENTIAL LOCATION +
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

Réf :A3943 I CEL64
FILE COMPLETE
AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr