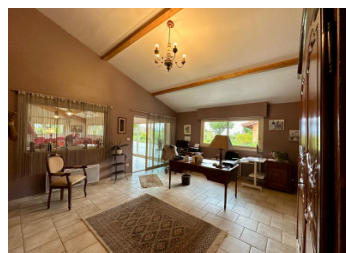
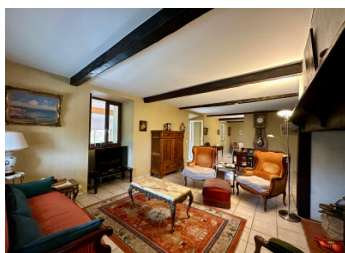
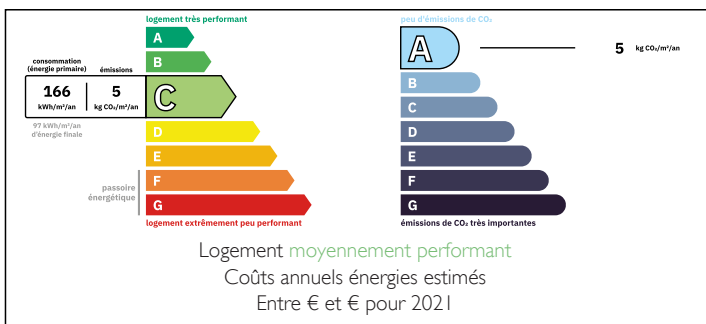


Beautifully Presented Large Detached Property with Panoramic Views of the Pyrenees and Countryside



ENERGY - DPE



INFORMATION

Town:	Aubous
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	2
Floor:	315.3 m2
Plot Size:	18635 m2

IN BRIEF

Nestled in the Pyrenees-Atlantiques region and very close to the borders of Les Landes and Gers this beautiful detached property offers an exceptional blend of tranquility, comfort, and endless potential. With breath taking panoramic views of the Pyrenees, this 3-bedroom, 2-bathroom home is ideal for a large family seeking a serene countryside retreat.

This property is more than just a home; it's an invitation to a lifestyle of comfort and picturesque views in one of France's most beautiful regions.

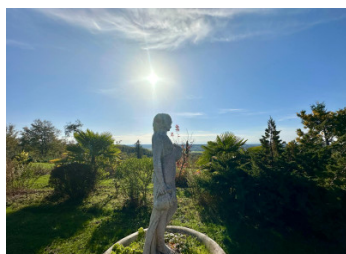
With ample space, the possibility of expansion, and proximity to the larger towns of Aire sur L'Adour with all amenities and the cosmopolitan city of Pau 40mins this is a rare opportunity.

International airports Toulouse/Bordeaux 2hrs and more locally Tarbes/Lourdes airport 40mins.

Discover the beauty and potential of this unique property. Contact us today to arrange a viewing and start your journey...

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.



DESCRIPTION

With fibre internet; ideal for home working this immaculate property offers;

- 3 Spacious Bedrooms – Ideal for a family or guests, offering privacy and relaxation.
- 2 Bathrooms – Modern and well-equipped for daily comfort.
- 2 Elegant Sitting Rooms – Perfect for family gatherings, cozy evenings, or entertaining guests.
- Landscaped Garden with Pond – A lovingly maintained garden complete with a pond, vegetable patch, well, ample parking; creating a peaceful outdoor space for relaxation and leisure.
- Energy Efficiency Rated C – Enjoy comfortable living with lower utility costs in this energy-efficient home; solar panels and double glazing
- Outbuildings and attached grange – The property includes outbuildings and a grange, which could easily be extended to create additional living accommodations or a guest suite.

Briefly comprised;

GROUND FLOOR

Kitchen 12.5m² fully fitted with composite work top, gas and electric hob, door to garden

Open plan lounge/dining room 63m² luminous with wood burner and views to the garden, tiled flooring

Sitting room 32m² with wood burner, tiled flooring access to the kitchen

Dining room 21.5m² with tubular skylight, tiled flooring and beam feature ceiling

Bathroom 5.5m² large walk in shower, sink with vanity, extractor fan, heated towel rail

WC 1.7m² with window

Back kitchen 9.5m² with sink, preparation space, 300L hot water tank, window

Bedroom 11.5m²

Bedroom 11.5m²

LOCAL TAXES

Taxe foncière: 1234 EUR

Taxe habitation: EUR

NOTES