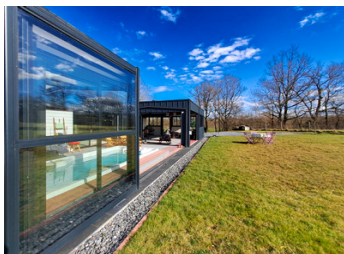


A-rated 3-bedroom home where luxury meets nature: A high-tech sanctuary with breath-taking mountain views



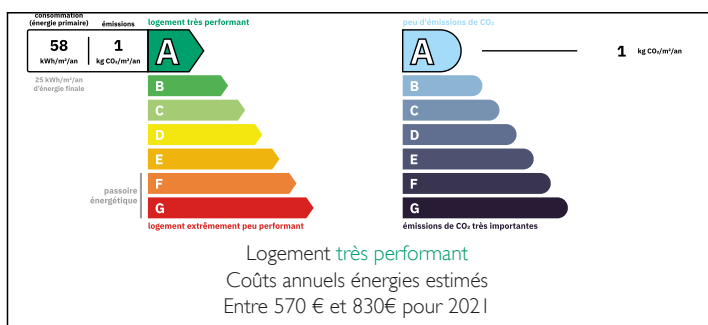
INFORMATION

Town:	Saint-Martin
Department:	Hautes-Pyrénées
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	1928 m2

IN BRIEF

Discover this stunning contemporary home near Bagnères-de-Bigorre, nestled at the foot of the Pyrenees. Ideally located, it offers quick access to ski resorts, the Atlantic Ocean, and the Mediterranean beaches. Built with a wooden frame and high-quality materials, this residence provides optimal comfort with double insulation and an advanced KNX smart home system for remote control of shutters, lighting, heating, air conditioning, and SPA. The ground floor includes a suite and an independent T2 apartment, perfect for hosting family or friends. The luminous garden level features a large living area, an "L"-shaped terrace with a summer kitchen, and a SPA pool with panoramic mountain views. Just minutes from shops and amenities, this property combines luxury and tranquillity in a breath-taking natural setting.

ENERGY - DPE



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

This exceptional contemporary and unique home lies nestled at the foot of the Pyrenees, close to Bagnères-de-Bigorre. Boasting an ideal location, it's just one hour from ski resorts, the Atlantic Ocean, and the Basque coast, with direct access to the Mediterranean beaches via the 464 and 461 highways. This home is tucked away in a peaceful, green environment. Built with a wooden frame and premium materials, it features double interior and exterior insulation for unparalleled thermal efficiency. Designed for optimal living, the house opens widely to the outdoors. A charming stream borders the property, accessible via a staircase in wood and stone, leading to a lovely wooden platform.

Modern and Connected Amenities:

Fully equipped with a KNX smart home system, the house allows for remote control of shutters, lights, heating, air conditioning, a 6 m x 2.3 m swim SPA with three motors, as well as security systems, cameras, washer, dishwasher, and oven. The layout is practical and functional, with distinct living spaces on both the ground floor and garden level.

- Ground Floor: Spacious Entry with a stunning metal and marble staircase leading to a suite with a large bedroom, bathroom, and private WC. A spacious garage with built-in shelving and a mezzanine. Independent T2 Apartment with a private covered terrace, ideal for hosting guests, renting seasonally, or even as a professional office. This space can easily connect to the main residence if desired.

- Garden Level: Accessible from...

LOCAL TAXES

Taxe foncière: 1060 EUR

Taxe habitation: EUR

NOTES