

BEAUTIFUL CHALET STYLE 3 BEDROOM HOUSE WITH HEATED POOL+MOUNTAIN VIEW+SKIING+HIKING

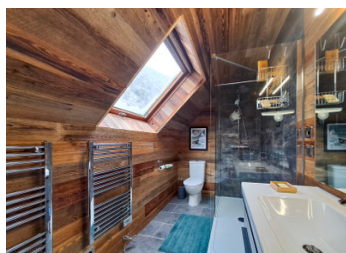


INFORMATION

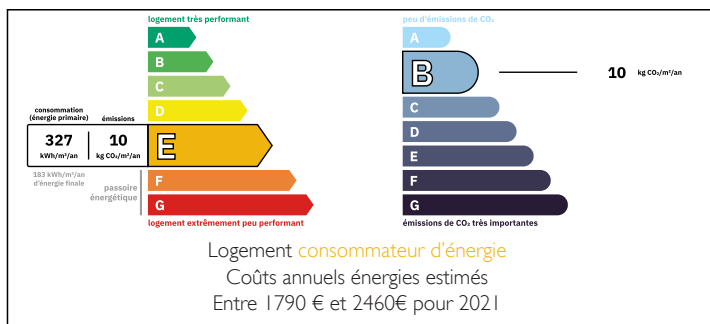
Town:	Cazaux-Debat
Department:	Hautes-Pyrénées
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	1384 m2

IN BRIEF

This beautifully renovated 3-bedroom chalet-style home is nestled in a serene hamlet at 800 meters altitude, offering breath-taking mountain views. Blending rustic charm and modern comforts, the home features a tastefully decorated interior with locally sourced barn wood, creating a cosy, welcoming atmosphere. The open-plan kitchen, living, and dining area leads to a south-facing terrace and heated swimming pool, while a covered terrace and deck offer ideal outdoor dining spaces. The ground floor also hosts a spacious double bedroom, WC, and a combined bathroom and laundry. Upstairs you'll find two more light-filled bedrooms, including a stunning primary suite with a balcony. Outdoors, enjoy the heated pool, secure garage, and covered parking. Surrounded by nature, walking trails, and ski slopes are within a 30-minute drive. Nearby Arreau village provides essential amenities making this a perfect primary or secondary...



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 734 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This home offers a perfect blend of rustic elegance and modern facilities. The tasteful décor includes locally sourced barn wood which has been expertly fitted to sympathetically enhance the cosy living space.

On entering you are welcomed by a beautifully designed kitchen which is situated in an open plan living/ dining area that opens to the south facing swimming pool. To the east side of the house there is a covered terrace and a raised decked area ideal for outside dining or just to unwind surrounded by nature. Also on the ground floor is a comfortable double bedroom with integrated wardrobes, WC, shower and laundry area.

The stairway and landing area leads to the first floor where you find a modernised bathroom with shower, vanity unit and WC and two spacious bedrooms. The stunning primary bedroom is full of natural light opening onto a south facing balcony overlooking the swimming pool and mountain view. The second bedroom is thoughtfully designed with wood accents to continue the peaceful chalet-like atmosphere.

This home sits on a plot of 1384m² with a mature garden surrounding the property. Outside the south facing heated swimming pool is fitted with a pool liner and has a cover with a spacious pool deck. A secure garage will easily accommodate one vehicle and a covered area available for a second vehicle and wood store.

With walking trails on your doorstep and spectacular ski slopes...