

Beautiful house in the country with fabulous views, and pool overlooking the endless countryside

EXCLUSIVE



INFORMATION

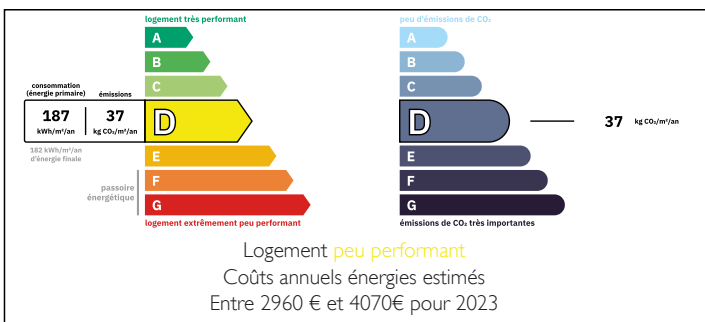
Town:	Aurions-Idernes
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	2
Floor:	146.38 m2
Plot Size:	2514 m2

IN BRIEF

This charming property is situated on the edge of the quiet pretty village of Aurions-Idernes, just a short drive away from Lembeye which offers all amenities. This detached property offers great flexibility with four bedrooms and the possibility of creating a fifth; one of the bedrooms and a bathroom, with separate WC are on the ground floor with the possibility of easily creating a second bedroom on this floor. The master bedroom is on the 1st floor which is en-suite, along with a further two rooms. This house is ready to move into, stylishly decorated in beautiful neutral colours, in a superb countryside setting, ideal for families as the local school is within walking distance. Alternatively this could also be a sumptuous holiday home. This property offers breathtaking views of the surrounding countryside with a beautiful large inviting...



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: 1081 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This must-see property with beautiful grounds, views, fabulous pool and the potential of renovating the rather large garage/barn (74m²) as a business opportunity. The property benefit from gas central heating and an insert log burning fire which is fabulous for cosy evenings in the winter, and also offers flexible living with a large kitchen and a double aspect living room.

The driveway is spacious with ample parking. Under a Wisteria covered front courtyard as you enter the property you step into a spacious hallway with stairs to the first floor, where there are two bedrooms and a study/bedroom, the main bedroom (30m²) has an en-suite shower toilet and wash basin, the second bedroom (17m²) is currently used as a dressing room, there is a storage room where the boiler is and the study / Bedroom(12.5m²) has an access door to the attic.

Back on the ground floor you enter into a beautiful open area that is currently being used as a music room (10m²) this could easily be changed back to its former use as a bedroom or its use could be easily transformed into an open dinning room, across from the music room is a spacious lounge (31m²) looking out over the beautiful gardens and the stunning countryside, further down the hall is the kitchen (21.5m²) with fitted wall and base units with a central large island completing the ground floor is a recently renovated bathroom and separate toilet. The exterior is ideal for alfresco dining...