

Architect-designed home with parkland, views & potential on sought-after lane in Capvern. close to skiing



INFORMATION

Town:	Capvern
Department:	Hautes-Pyrénées
Bed:	4
Bath:	2
Floor:	207 m ²
Plot Size:	8830 m ²

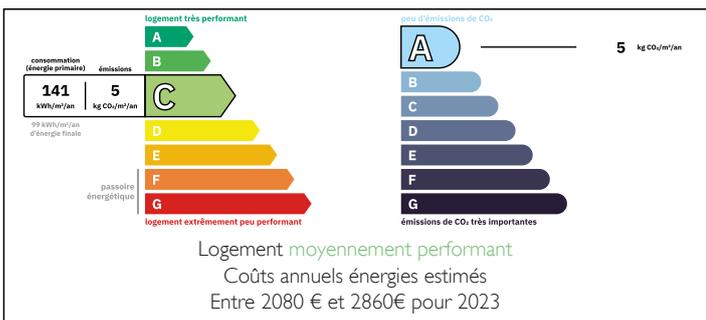
IN BRIEF

Tucked away in a peaceful and highly sought-after setting, this architect-designed home sits within 8,830 m² of private parkland, offering a rare sense of space, privacy and connection to nature. Fully renovated to a high standard, the property blends contemporary architecture with warm, inviting interiors and beautiful views towards the Pyrenees, integrating seamlessly into the surrounding landscape.

Bathed in natural light thanks to its south and south-east orientation, the house offers generous living areas, multiple terraces and a flexible layout that can function as a spacious family home or a home with independent accommodation.

Despite its tranquil setting, amenities, transport links and leisure activities are all close at hand, making everyday life both peaceful and practical.

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

Exceptional Architect-Designed Home in Prime Capvern Location

Discreetly positioned within 8,830 m² of private parkland, on one of Capvern's most sought-after residential lanes, this exceptional architect-designed home offers a rare combination of space, privacy, light and architectural quality.

Fully renovated using high-quality materials throughout, the property blends seamlessly into its natural surroundings, with clean contemporary lines softened by woodland, terraces and open views towards the Pyrenees.

South and south-east facing, the house is flooded with natural light from morning through to evening.

The split-level design has been carefully conceived to maximise light, views and a strong connection with the outdoors, while allowing excellent flexibility of use. Modern comfort is assured with an air/water heat pump, underfloor heating, double glazing, fibre optic internet, main drainage and a reassuring DPE rating of C.

Adding further appeal, part of the land is constructable, offering future potential subject to planning permissions.

LET'S TAKE A TOUR OF THE HOUSE (207 m²)

GARDEN LEVEL – Independent, Flexible Living

The garden level offers superb versatility and could function as an independent apartment, guest accommodation or as part of the main house. Matching floor tiles throughout create a calm, cohesive feel.

The entrance hall (12 m²) opens directly onto a private patio, immediately establishing a connection with the garden.

LOCAL TAXES

Taxe habitation: EUR

NOTES