



16, Avenue de la Marne - 65000 TARBES
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660
abafim.de

Kontakt auch per E-Mail unter contact@abafim.com

9-Bedroom Home With Pool

483 000 € [Gebühren an den Verkäufer]



- Referenz : AF26034
- Zimmeranzahl : 15
- Schlafzimmeranzahl : 9
- Wohnfläche : 275 m²
- Grundstücksfläche : 1 400 m²
- Grundsteuer : 3 026 €



Located in a quiet neighbourhood of Gan, 10 mins south of Pau, is this surprising home for sale, half chalet, half holiday villa and south-facing with 9 bedrooms and a 1400 m² garden with a pool.

This 275m² ensemble is the result of two separate buildings. The original construction, a traditional Castors-style home, dates from the 1960's. Its southern facade looks onto a lovely terrace which borders the pool. The second building is a solid, wooden-framed chalet (with material originating in Russia). Attached to the first building by its northern edge and fused perfectly together, it was totally renovated 10 years ago and offers splendid, daylight filled rooms with a Scandinavian atmosphere.

The main entrance (from the parking area) opens to a spacious hall which serves the ground floor: three lovely bedrooms, a study, a spacious living space with kitchen and dining area and two sitting rooms giving onto the sunny terrace as well as a bathroom and a toilet. A blond staircase leads up to 6 bedrooms, a games room, two magnificent ceramic bathrooms and two toilets.

This dwelling, renovated entirely 10 years ago, is very comfortable: triple glazing, two wood burners and electric thermodynamic heating which is totally autonomous thanks to modern solar panels. The property is connected to the sewage mains.

Outside you will enjoy sunny days on one of the three terraces which border the house before taking a dip in the 10x4 swimming pool. At the end of the garden, a shed houses a barbecue area and a sauna. The parking at the entrance can accommodate four vehicles.

This spacious home was destined initially for a large family but was recently rented on AirBnB with a 6 person capacity. Its excellent location in the heart of the prestigious Juraçon wine growing area and at the gateway to the Aspe and Ossau valleys is a major selling point for this type of activity in attracting tourists to the area.

You will be 10 mins from the centre of the beautiful city of Pau, 10 mins from its train station for TGV and airport. Nearest skiing 45 mins away at Gourette, 1h from the Spanish border, 1h15 from Biarritz and the Basque coast.

ENERGIEVERBRAUCH : D (232)

TREIBHAUSGAS : A (6)