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## Magnificent architect-designed house

**739 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26640
- Zimmeranzahl : 12
- Schlafzimmeranzahl : 6
- Wohnfläche : 306 m<sup>2</sup>
- Grundstücksfläche : 2 300 m<sup>2</sup>
- Grundsteuer : 2 441 €



Located near Bagnères de Luchon, this spacious house measures 306 m<sup>2</sup> and offers lots of space and comfortable features. It is composed of a kitchen, a dining room, a living room, 6 bedrooms, a shower-room, 2 bathrooms, 2 sun rooms, a laundry room, a storage room, a garage, a garden shed and a wooden cabin, all on a fenced in and tree-filled garden of 2300 m<sup>2</sup> with views of the mountains.

The front gate opens onto a 2300 m<sup>2</sup> garden that is completely fenced in and planted with trees. You'll enjoy the southern aspect and the peacefulness of the setting.

The huge terrace is perfect for relaxing and having meals outside. Several spots are nicely laid out and not overlooked, offering a haven of peace where you can quietly relax.

The ground floor is bright and stylish.

The front door opens onto a huge hall that is full of charm. To the left is a splendid living and dining room that is bathed in light, a cosy and welcoming space that is ideal for spending time with family and friends. The large room gives onto the kitchen and utility room which is modern and functional. A natural extension of this living space is a magnificent sun room with wonderful views outside, offering a natural flow between the interior and nature. An ideal spot for relaxing all year round.

Returning to the entrance, to the right is master bedroom, a truly peaceful cocoon.

The laundry room is cleverly fitted and will make your daily life easier, where as another big room could be converted to you liking: play room, study, workshop - you can decided its purpose.

A stylish staircase leads to the other rooms. This floor is dedicated to cosiness and comfort with 5 spacious bedrooms, optimal storage space and elegant bathrooms for everyone's comfort.

Outside, there is a huge garage, a garden shed and a charming wooden cabin. The garden is dreamy, with wonderful views of the mountains, perfect for meditation and tranquility.

As you've understood, this property is an invitation to well-being. Each space was designed to combine comfort, cosiness and peacefulness. An enchanting setting that will charm you.

Joinery is wooden and double-glazed.

Heating and hot water are supplied by a gas-fired boiler, in addition to electric heaters and a fireplace. Individual drainage system.

Located near Luchon and all conveniences; 1 hr from Tarbes and its airport; 1 hr 30 min from Blagnac and its international airport; 10 min from the closest ski slopes; 2 hr 30 min from the Atlantic Ocean and the Mediterranean Sea.

**ENERGIEVERBRAUCH : D (175)**

**TREIBHAUSGAS : D (37)**