



## Beautiful Property, View of Pyrenees, Swimming Pool



### Ügynök információ

|                      |                                                               |
|----------------------|---------------------------------------------------------------|
| Név:                 | David Evans                                                   |
| Cégnév:              | Cle France Ltd                                                |
| Ország:              | United Kingdom                                                |
| Experience since:    |                                                               |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                          |
| Specialties:         |                                                               |
| Property Type:       | Apartments, Houses                                            |
| Telefon:             | +44 (1440) 820-358                                            |
| Languages:           | English, French                                               |
| Weboldal:            | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 622,776.09 |

### Elhelyezkedés

|               |               |
|---------------|---------------|
| Ország:       | France        |
| Irányítószám: | 64390         |
| Feladta:      | 2026. 01. 27. |

#### Leírás:

Discover this exceptional property, with large barn, almost a hectare of beautiful parkland gardens, and a swimming pool, all overlooking the Pyrenees. The property itself is situated in a peaceful environment a few minutes' walk from the centre of the village of Laas, a charming and vibrant French village in the heart of Bearn with a fantastic restaurant.

- Ground floor: includes a kitchen, dining room opening onto a living room, and a snug.
- Upstairs: there are four bedrooms over two floors, one shower room, one bathroom and one WC.

The property is in good condition and offers the perfect place to enjoy French country living.

Just over an hour drive from the nearest beaches and ski stations, this property is the perfect compromise.

#### - Areas:

- 1 Living room 66 m2
- 1 Kitchen 10 m2
- 1 Pantry 5 m2
- 1 Landing 17 m2
- 1 Lavatory 2 m2



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1 Shower room 9 m2  
1 Bathroom 9 m2  
1 Bedroom 26 m2  
1 Bedroom 26 m2  
1 Bedroom 11 m2  
1 Bedroom 11 m2  
1 Land 10,000 m2

- Proximities:

Airport 55 minutes  
Highway 25 minutes

The department of Pyrenees-Atlantiques is situated in the Aquitaine region of South-West France, it is called Pyrenees-Atlantiques due to its geographical location being bordered by the Atlantic Ocean to the west and the Pyrenees mountains to the South. Given the proximity with Spain, this department has always conserved special economical and cultural links with the neighbouring country.

Pyrenees-Atlantiques included the former provinces of Bearn, Gascony and Guyenne. The southern part of the department forms the homeland for the French Basque community. The Basques have a long tradition in this part of France and this presence is very evident in the local Basque language, history and local culture.

Thanks to quality accommodation and cheap flights to the Pyrenees airports of Pau & Biarritz, the Pyrenees-Atlantiques is increasingly appealing to holidaymakers, nature lovers and property purchasers from France and abroad.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.



For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Gyakori

Hálósobák: 4  
Fürdősobák: 2  
Telekméret: 10000 nm

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.094.350

