



## Exceptional Property In The Pyrenees



### Informazioni sull'Agente

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Nome:             | AGIR<br>INTERNATIONAL                                               |
| Nome della ditta: |                                                                     |
| Nazione:          | France                                                              |
| Experience since: | 2000                                                                |
| Tipo di servizio: | Selling a Property                                                  |
| Specialties:      |                                                                     |
| Property Type:    | Apartments, Houses                                                  |
| Telefono:         | +33 (621) 811-179                                                   |
| Languages:        | English, French, Spanish                                            |
| Sito web:         | <a href="http://www.agir-france.com">http://www.agir-france.com</a> |

### Dettagli dell'inserzione

|                |             |
|----------------|-------------|
| Proprietà per: | Saldi       |
| Prezzo:        | EUR 682,500 |

### Posizione

|                              |                    |
|------------------------------|--------------------|
| Nazione:                     | France             |
| Stato / Regione / Provincia: | Nouvelle-Aquitaine |
| Città:                       | Pau                |
| Indirizzo:                   | Sud de Pau         |
| Cap:                         | 64000              |
| Pubblicato:                  | 15/04/2024         |

### Descrizione:

Nestled in a green setting in an authentic and popular mountain d'Ossau valley in the Pyrenees, at the start of the most beautiful hiking sites and 15 minutes from the ski slopes, this property is an extremely rare property in the area.. Set in a wooded park of more than 1,5 hectares enjoy an exceptional panoramic view of the valley and surrounding mountains from its heated infinity pool. The old barn converted into a residential house has a spacious and warm interior of 155 m<sup>2</sup> with high-end equipment that can accommodate up to 10 people thanks to its 3 atypical cosy interior cabins, a 15 m<sup>2</sup> bedroom with terrace to which is added a sofa bed, two bathrooms, and superb terrace with plunging views.

In addition to this old restored sheepfold, there is a small independent house completely renovated with superb comfort of 80 m<sup>2</sup> of living space including a living room, kitchen, bathroom and two bedrooms. Several possibilities: continue seasonal rental with a very good existing rental income, come and recharge your batteries with your family for the holidays in this haven of peace with high-end comfort, or simply live there. Simply exceptional !!! Ref: 2657

|        |    |
|--------|----|
| Nuovo: | No |
|--------|----|



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Condizione: Very Good  
Tenanted: No

## Comune

Camere da letto: 6  
Bagni: 3  
Finito piedi quadrati: 230 mq  
Dimensione del lotto: 15000 mq  
Floor Number: 2

## Room details

Rooms: Sun room, Dining room, Family room  
Appliances: Dishwasher, Freezer, Range / Oven, Refrigerator  
Indoor Features: Fireplace, Vaulted ceiling, Fitted kitchen, Double pane/storm windows  
Floor Covering: Hardwood, Tile

## Utility details

Heating: Sì  
Heating Type: Heat pump  
Heating Fuel: Wood / Pellet

## Energy efficiency

Energy Consumption: E  
Energy Use (kWh/m<sup>2</sup>/year): 501  
Energy Emissions: C

## Building details

Parking: Sì  
Exterior: Stone  
Outdoor Amenities: Balcony/patio, Pool, Garden, Lawn  
Numero di piani: 2  
Roof: Slate  
View: Mountain  
Orientation: S

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: <https://www.agir-france.com/>

## Contact information

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# IMLIX

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