



## Beautiful modern property with 2400m2 garden,

64300, Orthez, Pyrénées-Atlantiques, Nouvelle-Aquitaine

€399,000

Ref: 1835

\* Available \* 3 Beds \* 1 Bath

A beautifully modern villa, located just minutes from the centre of the medieval market town of Orthez. The property is accessed by a private driveway leading to the east side of the house, where the ...

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**French Entrée** 

## Property Description

A beautifully modern villa, located just minutes from the centre of the medieval market town of Orthez. The property is accessed by a private driveway leading to the east side of the house, where the garage and three carports are located. The interior floor plan of the property flows seamlessly, with the entrance hall leading to a large bright living room. The 74m<sup>2</sup> reception room is divided into a sitting room and dining room area, with a feature fireplace and two patio doors accessing the south garden and east facing garden to the rear. To the right of the living room is the kitchen, with utility room, and the stairs leading up to the first floor. There is a small open landing, currently used as an office. The long corridor provides access to three double bedrooms, one of which has access to the south-facing balcony, a bathroom with bath and shower and separate toilet. The ground floor and first floor benefit from underfloor-heating.

An ideal location between the sea and the mountains. The bustling market town of Orthez nearby is steeped in history and hosts many festivals throughout the year, such as a jazz festival, as well as arts and culinary events. The train station ideally serves connections to Paris, the West and the East, and the rest of France. Close to the mountains, wide variety of sports activities are on offer nearby, trout and salmon fishing in the local rivers, and a number of ski resorts are approximately 90 minutes away. Perfect for all walkers with a wide choice of walks, including the Camino de Santiago de Compostela which is also nearby.

