



## A-RATED 3-BEDROOM HOME WHERE LUXURY MEETS NATURE: A HIGH-TECH SANCTUARY WITH BREATH-TAKING MOUNTAIN VIEWS

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PROPERTY FACT FILE	
REFERENCE	A34189FRW65
PRICE	€ 799,000 £ 661,252* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	150 m <sup>2</sup>
LAND	1928 m <sup>2</sup>
TOWN	Saint-Martin
DEPARTMENT	Hautes_Pyrenees
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	New Build
FEATURES	River Frontage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



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- Stunning mountain view
- Near to amenities as well as close to nature
- High tech, high quality finishes
- Pompe a chaleur, air conditioning
- Spa de nage

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Discover this stunning contemporary home near Bagnères-de-Bigorre, nestled at the foot of the Pyrenees. Ideally located, it offers quick access to ski resorts, the Atlantic Ocean, and the Mediterranean beaches. Built with a wooden frame and high-quality materials, this residence provides optimal comfort with double insulation and an

## DESCRIPTIF

This exceptional contemporary and unique home lies nestled at the foot of the Pyrenees, close to Bagnères-de-Bigorre. Boasting an ideal location, it's just one hour from ski resorts, the Atlantic Ocean, and the Basque coast, with direct access to the Mediterranean beaches via the 464 and 461 highways. This home is tucked away in a peaceful, green environment. Built with a wooden frame and premium materials, it features double interior and exterior insulation for unparalleled thermal efficiency. Designed for optimal living, the house opens widely to the outdoors. A charming stream borders the property, accessible via a staircase in wood and stone, leading to a lovely wooden platform.

Modern and Connected Amenities:

Fully equipped with a KNX smart home system, the house allows for remote control of shutters, tights, heating, air conditioning, a 6 m x 2.3 m swim SPA with three motors, as well as security systems, cameras, washer, dishwasher, and oven. The layout is practical and functional, with distinct living spaces on both the ground floor and garden level.

- Ground Floor: Spacious Entry with a stunning metal and marble staircase leading to a suite with a large bedroom, bathroom, and private WC. A spacious garage with built-in shelving and a mezzanine. Independent T2 Apartment with a private covered terrace, ideal for hosting guests, renting seasonally, or even as a professional office. This space can easily connect to the main residence if desired.

- Garden Leve

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34189FRW65>

COMPLETE FILE AND PHOTO ON REQUEST



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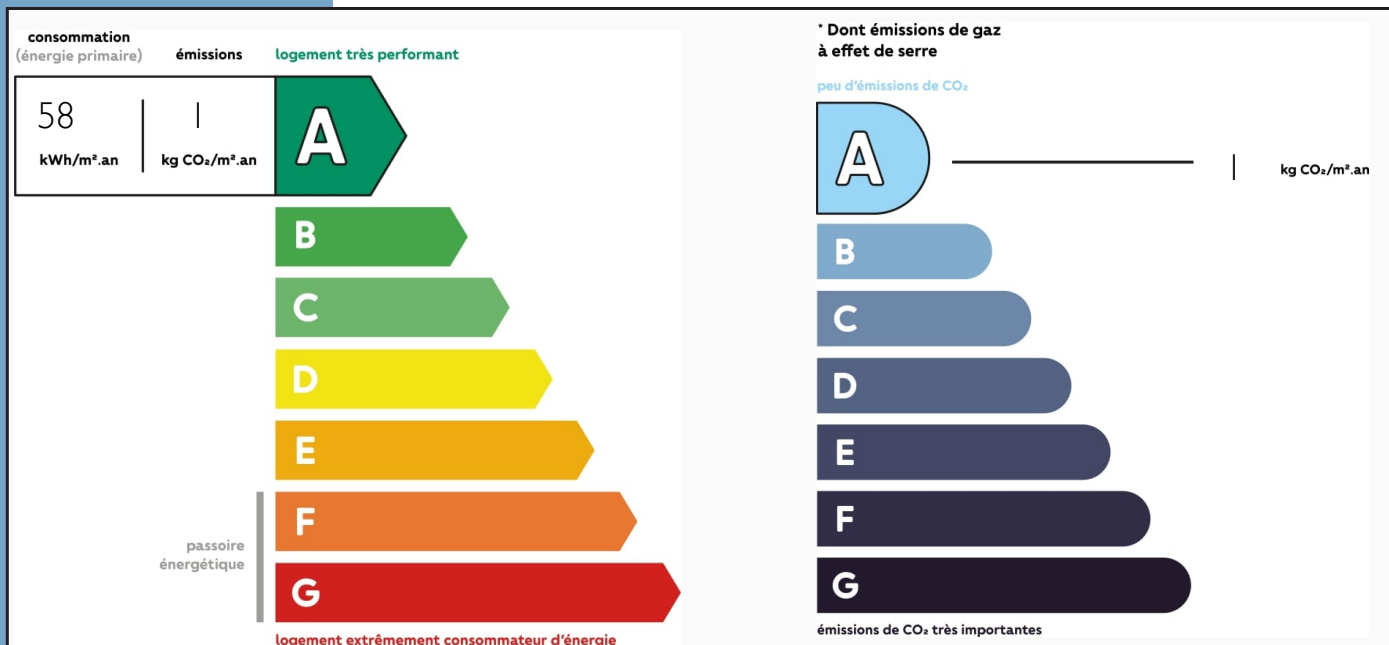
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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