



SPLENDID 18TH-CENTURY BASCO-BÉARNAISE  
VILLA NEAR SALIES-DE-BÉARN + IDEAL FOR A  
FAMILY/B&B + BEACHES 40 MINS...

SPLENDID 18TH-CENTURY  
BASCO-BÉARNAISE VILLA  
NEAR SALIES-DE-BÉARN +  
IDEAL FOR A FAMILY/B&B +  
BEACHE...



PROPERTY FACT FILE	
REFERENCE	A26162CEL64
PRICE	€ 495,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	271 m <sup>2</sup>
LAND	1305 m <sup>2</sup>
TOWN	Salies-de-Béarn
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- 18th-century Basco-Béarnaise villa 271m<sup>2</sup> + garden
- 10 mins from Bidache, Salies-de-Béarn, Peyrehorade
- Ideal for family home / holiday home / B&B / gîte
- Chemin-de-St-Jacques-de-Compostelle 2km, ideal B&B
- Beach 40 mins; ski 80 mins; baguettes 10-min cycle

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This splendid Basco-Béarnaise villa (271m<sup>2</sup>) is in a peaceful village not far from the Béarnaise town of Salies-de-Béarn and the Basque town of Bidache, along with chic beach resorts on the Côte Basque and exciting ski resorts in the Pyrénées!

## DESCRIPTIF

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Built in 1780, this charming Basco-Béarnaise villa of 271m<sup>2</sup> is in the centre of a small rural village not far from the Béarnaise town of Salies-de-Béarn and the Basque town of Bidache. The coastal resorts of Biarritz, Hossegor and St-Jean-de-Luz are about 40 - 45 minutes away; ski resorts in the Pyrénées are 80 - 90 minutes away.

Set in wooded grounds of 1,305m<sup>2</sup>, this traditional-style villa incorporates a garage on the far side of the building and which is large enough for two cars. A door from the garage opens directly into the dining area next to the kitchen, which is very practical for unloading shopping...

The walled garden, which encloses the villa on three sides, has ample flat land for an in-ground swimming pool (permission required), a summer kitchen, a children's play area, a boules piste...

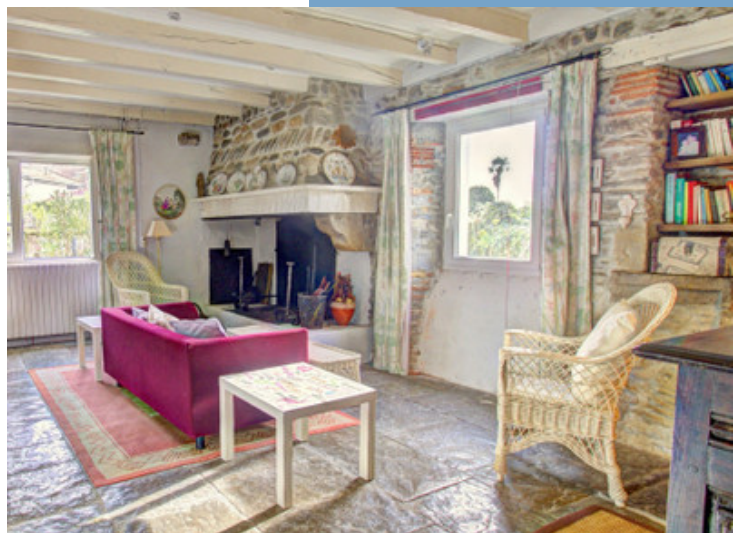
From the garden, the arched front door of the villa opens into a vast open-plan reception room (eskatz) with a wonderful oak staircase, a formal sitting area, a formal dining area and an informal summer sitting area at the far end of the room. Two stunning stained-glass panels separate the formal and informal areas of the room. The informal summer sitting area also has sliding glazed doors out to the garden.

To the left of the reception room is a cosy winter sitting room with a Bidache-stone floor, a traditional stone sink (used as a bookcase) and a super open fireplace. Adjoining this room is a study/office, which could be used as a fifth bedroom, a nursery, a t

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26162CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



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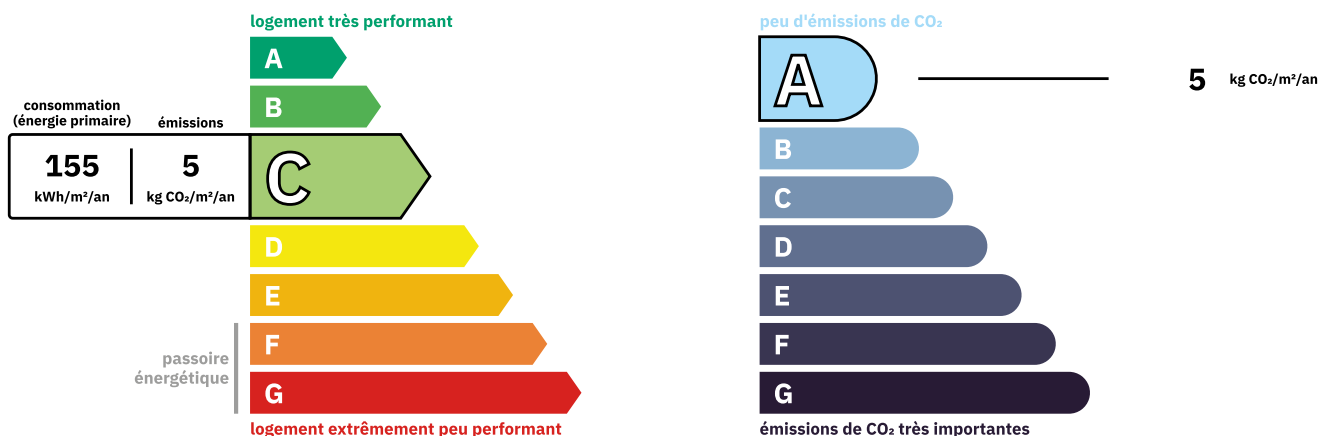
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## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 2544 € and 3442€ for 2021

## NOTICE

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## CONTACT

Réf : A26162CEL64  
FILE COMPLETE  
AND PHOTOS  
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