

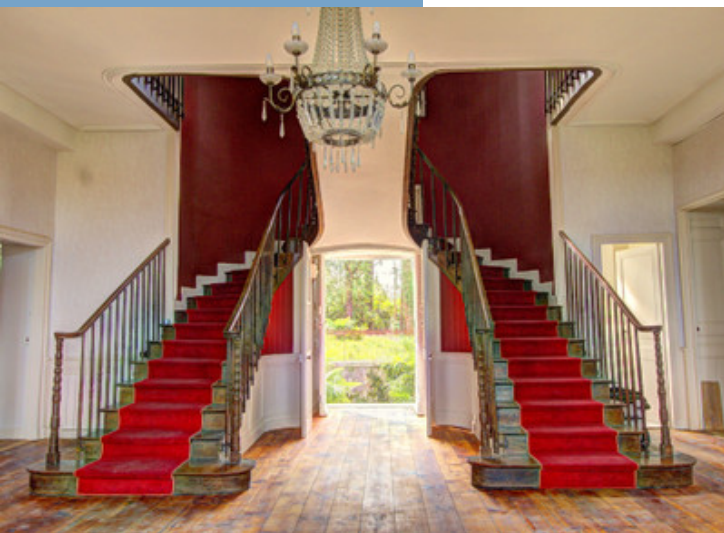


CONTRACT SIGNED - ELEGANT 19TH-CENTURY  
HILLTOP CHÂTEAU + 10 ACRES + POOL + IDEAL  
HOTEL/B&B/EVENTS/BUSINESS HQ



www.leggettprestige.com

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HOTEL/B&B/EVENTS/B...



PROPERTY FACT FILE	
REFERENCE	A27637CEL64
PRICE	€ 790,000 £ 655,424* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	8
ACCOMMODATION	468 m <sup>2</sup>
LAND	41612 m <sup>2</sup>
TOWN	Salies-de-Béarn
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	To be renovated, Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 19th-century hilltop château + pool & tennis court
- Ideal boutique hotel, B&B, events, corporate HQ...
- 4-hectare estate: ideal horses / activity holidays
- Ideal for Murder Mystery weekends & celebrations
- Easy access to motorway/TGV + beaches 45 mins

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CONTRACT SIGNED - Although in need of some finishing touches, this château of 468m<sup>2</sup> has huge potential - and it could not be more conveniently located between the Pyrénées, the Basque coast, Biarritz, Pau, Bordeaux, Toulouse and Spain!

## DESRIPTIF

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This delightful château of 468m<sup>2</sup> is located in a tiny hilltop hamlet close to a charming rural village in the beautiful Béarn, close to Atlantic beach resorts and Pyrenean ski resorts. The pretty towns of Salies-de-Béarn and Orthez are 10 minutes away; Pau and Bayonne are 40 - 45 minutes away via the nearby motorway.

Although in need of some finishing, the new owners can move in straight away and will immediately feel at home! Further renovation works are required on the lower-ground-floor (garden level), but this definitely increases the potential of this stylish property, since you will have the chance to design the layout of this immense area of 150m<sup>2</sup> to suit your own particular project...

Located at the end of a winding country lane, the château is accessible via a private drive, which leads around to a small parking area. Built in 1898, the property is set in an estate of 4.16 hectares (10 acres) with a swimming pool, a tennis court (in need of rehabilitation) and various terraces for outdoor dining.

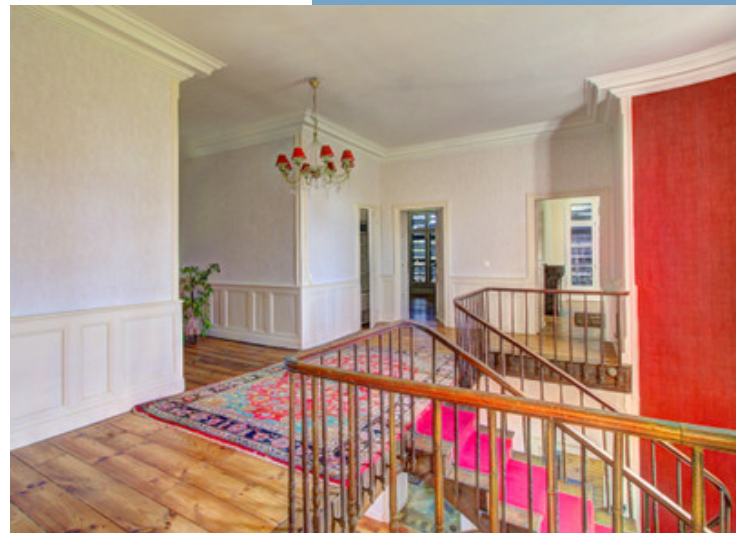
Stone steps at the front of the château lead up to the front door, which opens into an impressive central entrance hall. The light and airy hall is dominated by an elegant double staircase, which leads up to the first floor of the property. A door at the far end of the hall opens out to two sets of stone steps, which echo the shape of the double staircase and which lead down to the grounds, the swimming pool and the tennis court.

Set around the entrance hal

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27637CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



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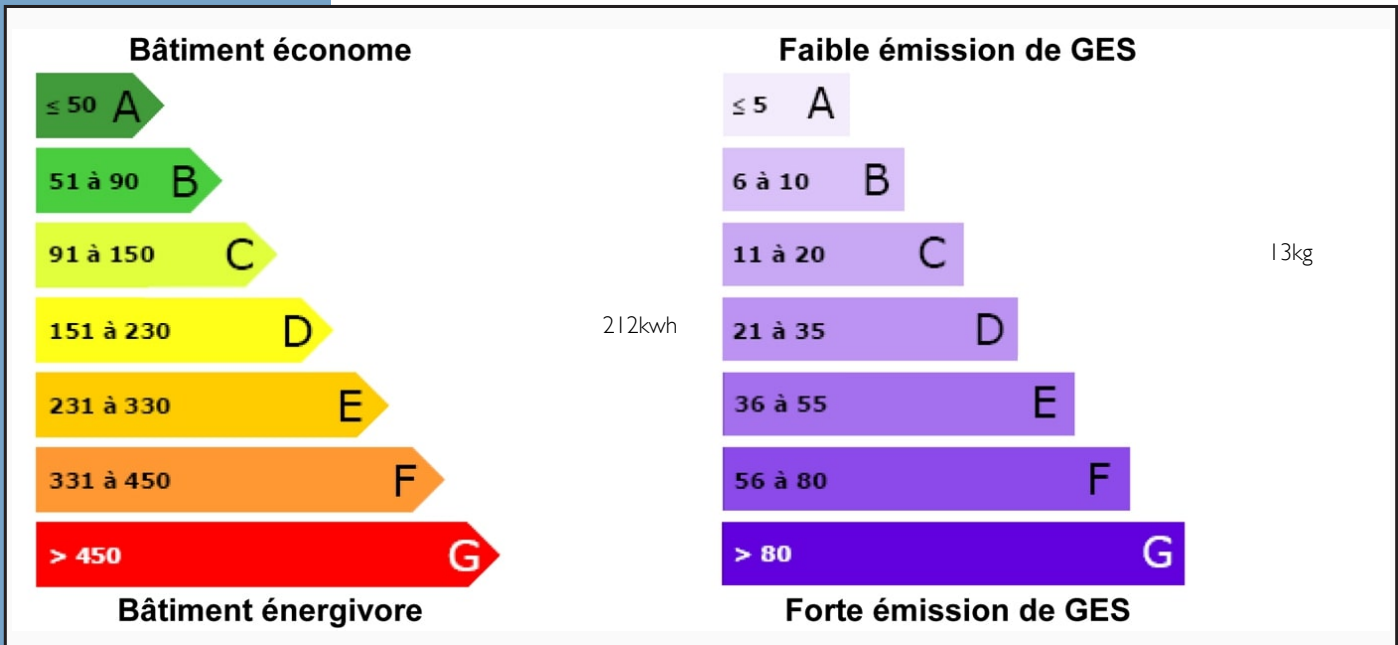


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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