



CHIC CONTEMPORARY VILLA + LOVELY VIEWS +
GÎTES + B&B SUITES + POOL + YOGA STUDIO
FOR COURSES, EVENTS...

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PROPERTY FACT FILE	
REFERENCE	A28906CEL64
PRICE	€ 790,000 £ 659,058* <small>*agency fees included: 5 % TTC to be paid by the buyer (750 000 EUR hors honoraires)</small>
BEDROOM	10
BATHROOM	6
ACCOMMODATION	340 m ²
LAND	6775 m ²
TOWN	Salies-de-Béarn
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Eco-friendly construction + solar panels
- Business potential: 2/3 gîtes, 3 B&B suites, 4 bed
- Villa conceived for hosting yoga, wellness courses
- Quiet + rural views; Salies-de-Béarn & spas 2km
- Ideal for curistes visiting for cures/thermal spas

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This splendid contemporary villa is in a delightful hillside setting, just minutes away from Salies-de-Béarn and its famous thermal spas - and not far from the pretty riverside towns of Navarrenx and Sauveterre-de-Béarn. Atlantic beach resorts are 45 minutes away to the west; Pyrenean ski resorts are 80 minutes away to the south.

DESCRIPTIF

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Built in 2015, this superb property comprises a contemporary villa of 305m², a two-bedroom gîte (35m²), a second gîte to finish (approx. 30m²) and a heated swimming pool. There is also a self-contained two-bedroom guest suite/apartment/B&B suite within the villa, along with bedrooms suitable for B&B guests - and even a large loft space for hosting yoga retreats, leisure courses, small seminars...

A private drive leads up to the villa and to a double garage (38m²), on the villa's lower-ground-floor. Also on this level is a storage room/walk-in pantry and stairs up to the ground floor of the villa.

There is an outdoor parking area in front of the garage - with steps leading up to the villa's front door - or there is a second parking area at ground-floor level behind the villa.

The front door opens into an entrance hall area with storage cupboards on both sides. To the right of the hall is a shower room with a WC, and an arrière-cuisine with a pantry and stairs down to the garage.

The entrance hall opens into a superb open-plan main room with a kitchen area, a dining area and a sitting area. The sitting area has a large wood-burning stove - and floor vents keep the room warm in the winter months and cool during the summer months - just one of several environmentally friendly features incorporated into the villa's bioclimatic design.

The room faces south and sliding picture windows the length of the room open onto a covered dining terrace with wonderful views of

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28906CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

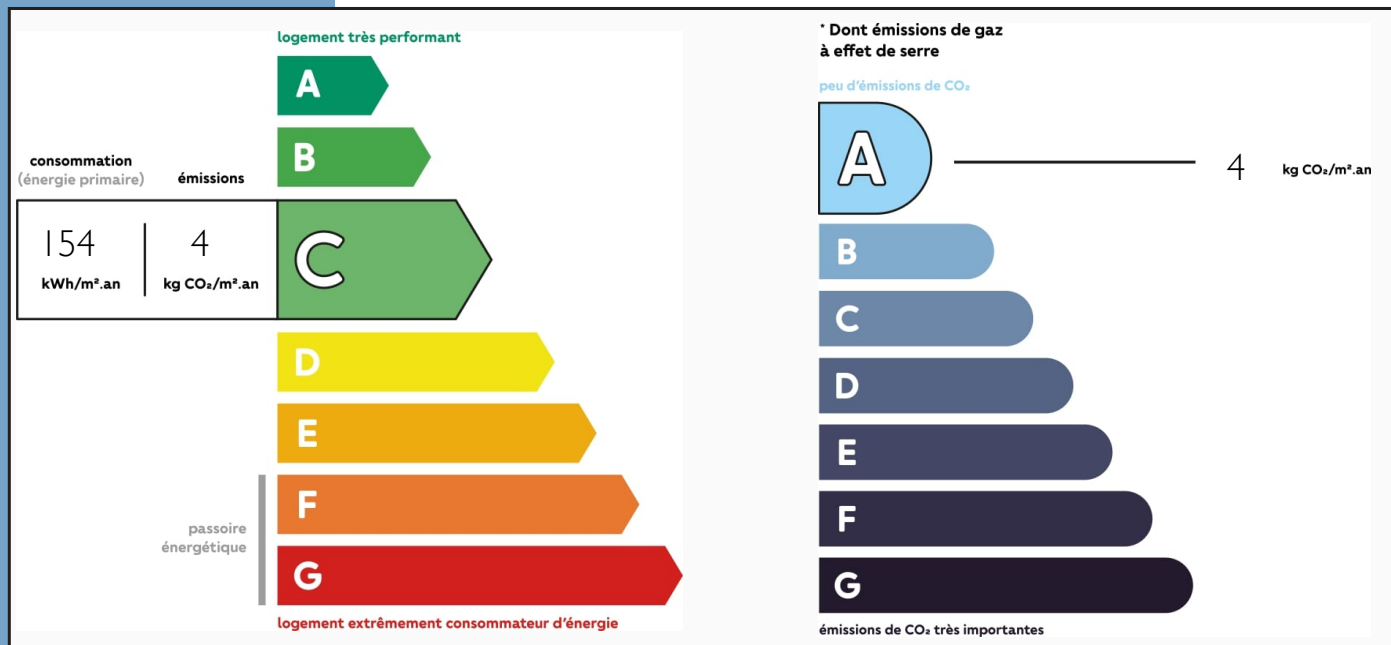
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ENERGIE-DPE

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



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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