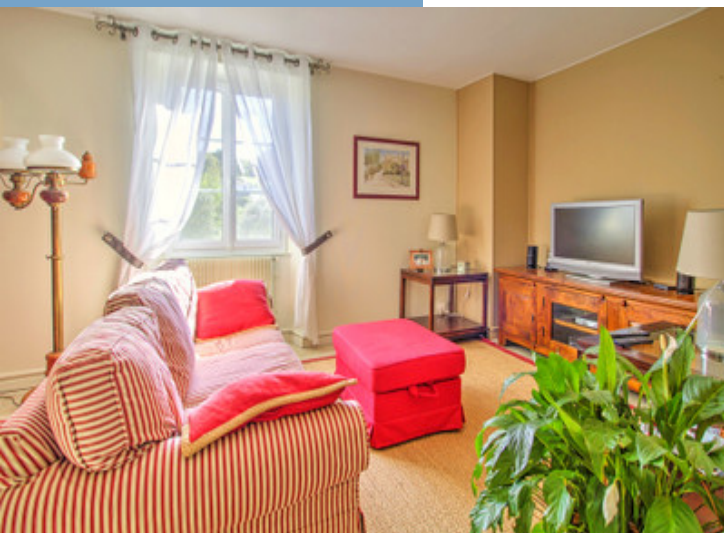




ELEGANT 18TH-CENTURY BÉARNAISE VILLA NEAR SALIES-DE-BÉARN + IDEAL FOR A FAMILY/BOULIQUE B&B + BEACH 50 MINS!

ELEGANT 18TH-CENTURY
BÉARNAISE VILLA NEAR
SALIES-DE-BÉARN + IDEAL
FOR A FAMILY/BOUTIQUE
B&B + BEAC...



PROPERTY FACT FILE	
REFERENCE	A32588CEL64
PRICE	€ 599,000 £ 498,805* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	315 m ²
LAND	2500 m ²
TOWN	Salies-de-Béarn
DEPARTMENT	Pyrenees_Atlantiques
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Huge 18th-century Béarnaise village house + garden
- Ideal for family home / holiday home / B&B / gîte
- Salies-de-Béarn 10min, Bidache & Peyrehorade 20min
- Cycle route 50 metres; river with beach 2-min walk
- Beaches 50 mins; ski 75 mins; baguettes delivered!

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This magnificent 18th-century Béarnaise villa (315m²) is in a very peaceful village not far from the towns of Salies-de-Béarn and Sauveterre-de-Béarn. Bidache in the Basque Country and Peyrehorade in the Landes are both 20 minutes away - and chic beach resorts on the Atlantic coast are just a 50-minute drive.

DESRIPTIF

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Built the 18th century, this charming Béarnaise villa of 315m² is in the centre of a small village not far from the Béarnaise towns of Salies-de-Béarn and Sauveterre-de-Béarn. The coastal resorts of Biarritz, Hossegor and St-Jean-de-Luz are about 50 minutes away; ski resorts in the Pyrénées are 75 - 90 minutes away.

Set in wooded grounds of 2,500m², the villa also has a garage with an adjoining workshop, a wooden garden shed ideal for bicycles, a woodshed and an open-sided outbuilding with a covered terrace area for dining alfresco. In addition, there is a large vegetable garden with a greenhouse and ample flat land for a swimming pool (permission required), a summer kitchen/barbecue area, a children's play area, a boules piste...

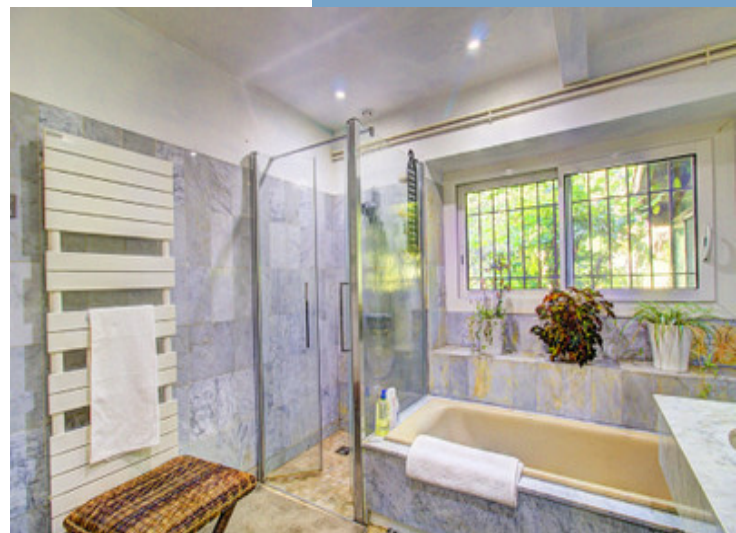
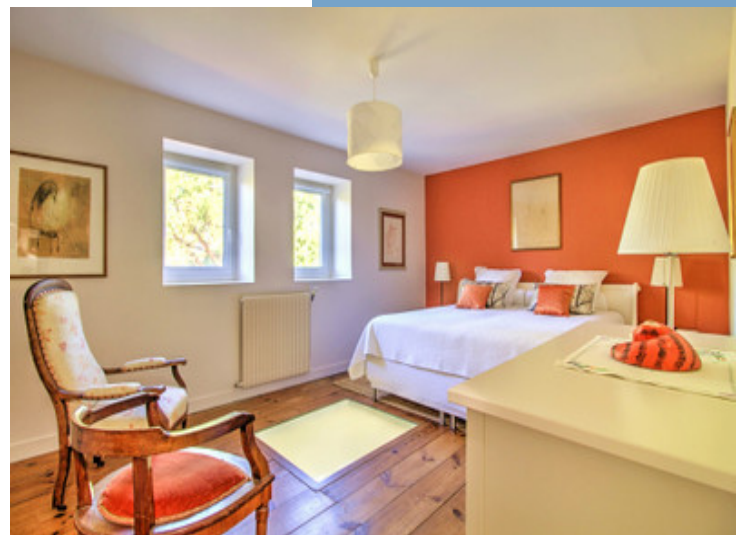
The front door of the villa opens into an entrance hall, which then leads into a beautiful sitting room with a huge open fireplace and a wooden staircase up to the first floor. Beyond the sitting room is a lovely kitchen with an informal sitting area/dining area and a wood-burning stove. The kitchen also has an adjoining "arrière-cuisine", which leads into a huge conservatory of 42m² overlooking the garden.

Also on the ground floor is a bedroom, which could be used as a formal dining room, an office, a television room... along with a dressing room, which could be used as a bedroom to create a master-bedroom suite, since this room has a luxurious adjoining bathroom (bath and shower) and separate WC. This room also has a door out to

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32588CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



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

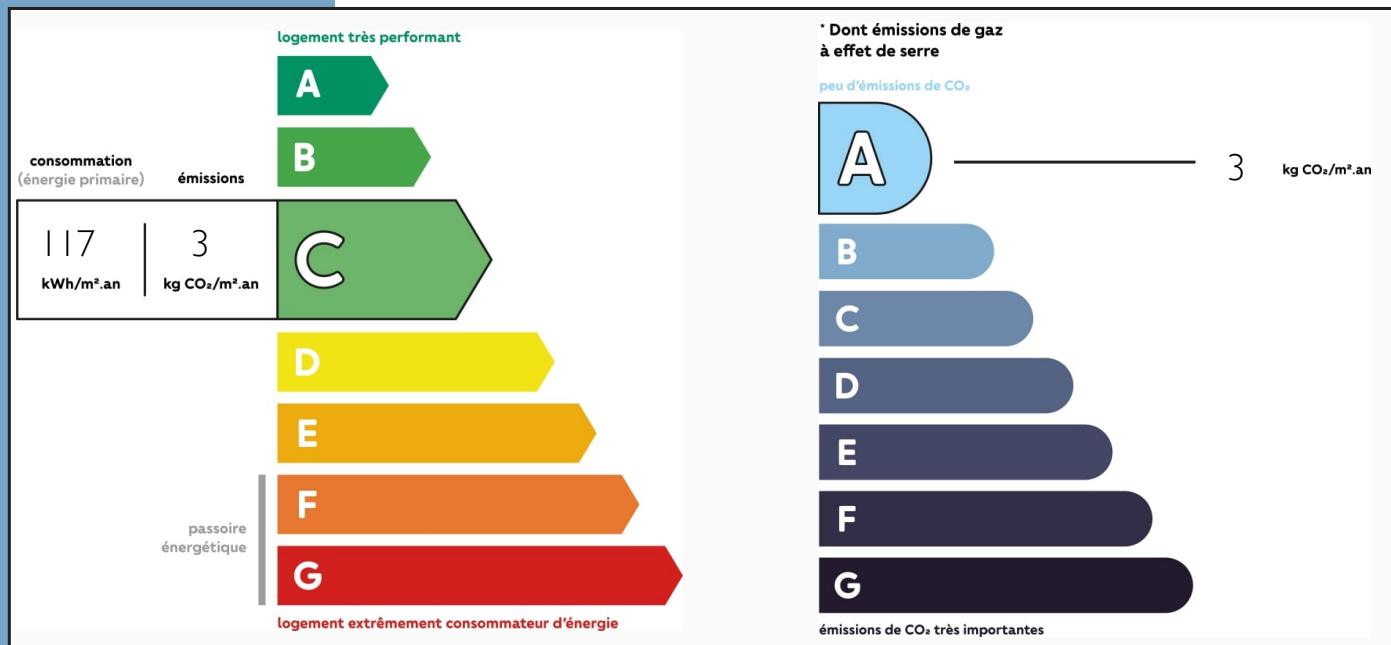
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ENERGIE-DPE

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



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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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