LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT 19TH-CENTURY HILLTOP CHÂTEAU + 10 ACRES + POOL + IDEAL HOTEL/B&B/EVENTS/BUSINESS HQ/SUPER FAMILY HOME!

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PROPERTY FACT FILE

REFERENCE	A27637CEL64
PRICE	€ 599,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	8
ACCOMMODATION	468 m²
LAND	41612 m²
TOWN	Salies-de-Béarn
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Private parking

*Price based on current exchange rate which is subject to change





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- 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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Although in need of some finishing touches, this château of 468m² has huge potential - and it could not be more conveniently located between the Pyrénées, the Basque coast, Biarritz, Pau, Bordeaux, Toulouse and Spain!



DESCRIPTION

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This delightful château of 468m² 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 150m² 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.

There are no outbuildings, but the local Mairie have said that it should be possible to construct an annexe-style building (a garage or stables, but not accommodation), at a distance of no more than 20 metres from the château and with a maximum footprint of 80m².



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 ...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A27637CEL64

COMPLETE FILE AND PHOTO ON REQUEST

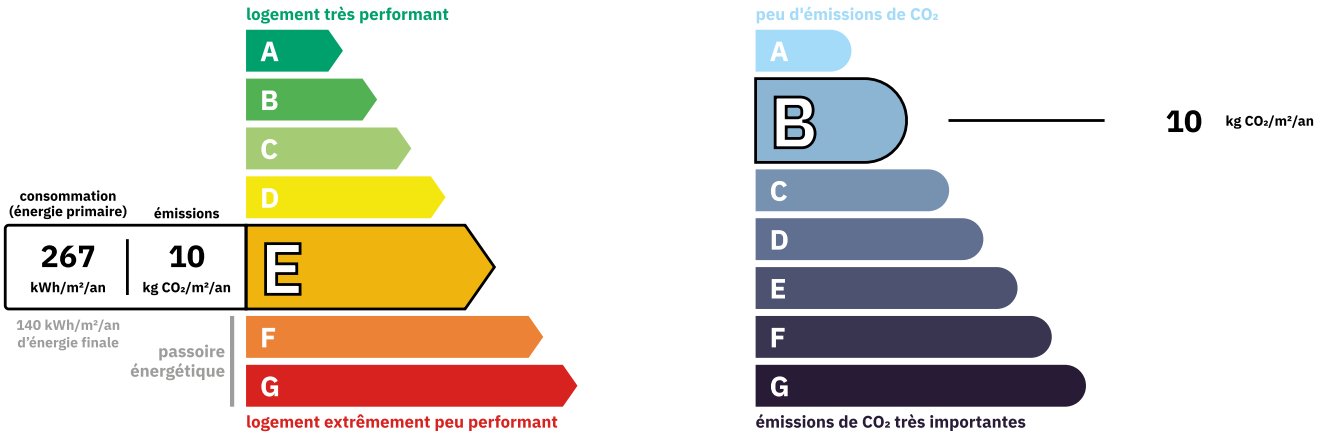
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 9770 € and 13260€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A27637CEL64

FILE COMPLETE AND PHOTOS ON REQUEST

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