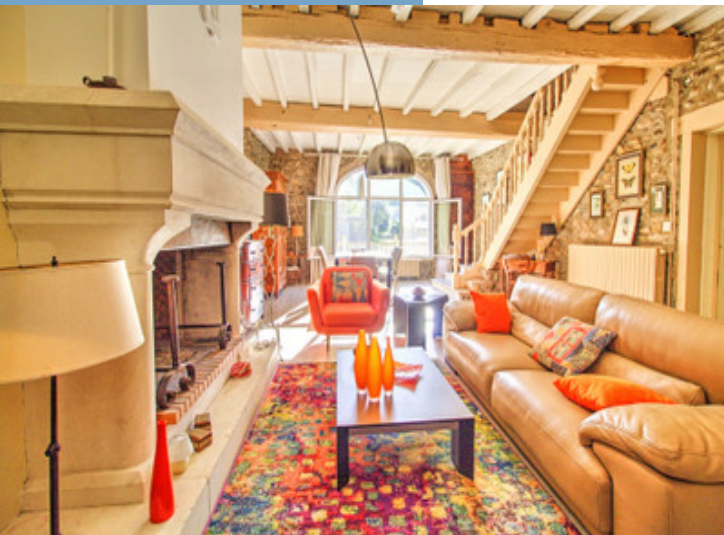




## ELEGANT 18TH-CENTURY BÉARNAISE VILLA NEAR SALIES-DE-BÉARN + IDEAL FOR A FAMILY/BOULTIQUE B&B + BEACH 50 MINS!

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 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	315 m <sup>2</sup>
LAND	2500 m <sup>2</sup>
TOWN	Salies-de-Béarn
DEPARTMENT	
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 (315m<sup>2</sup>) 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 315m<sup>2</sup> 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 2,500m<sup>2</sup>, 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...

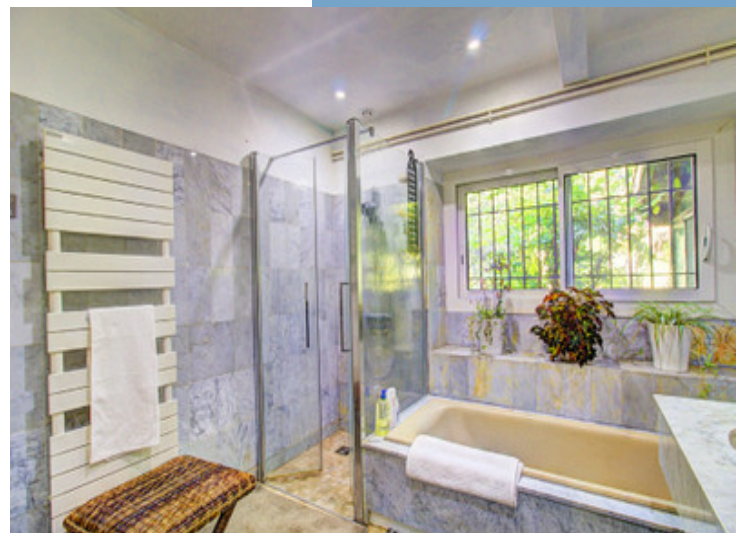
The front door of the villa opens into an entrance hall, which then leads into a beautiful sitting room with a huge open fireplace and a wooden staircase up to the first floor. Beyond the sitting room is a lovely kitchen with an informal sitting area/dining area and a wood-burning stove. The kitchen also has an adjoining "arrière-cuisine", which leads into a huge conservatory of 42m<sup>2</sup> 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

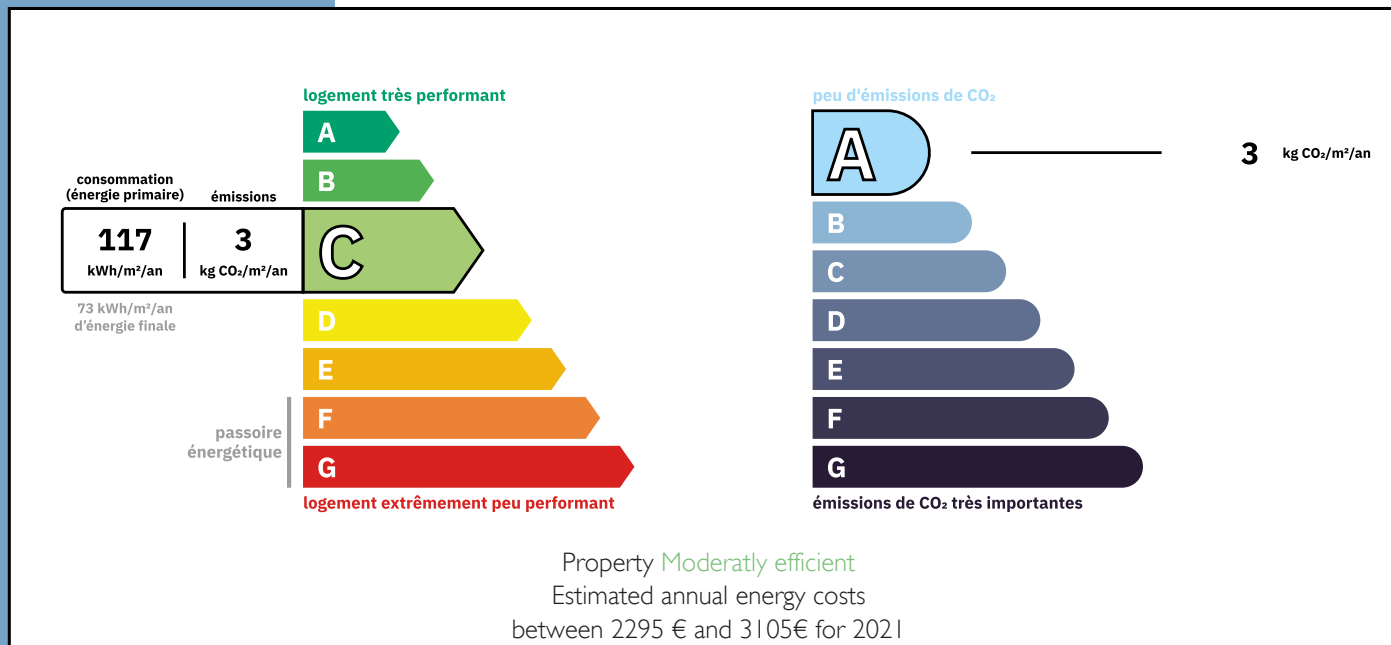
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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

Réf : A32588CEL64  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)