



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 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	315 m²
LAND	2500 m²
TOWN	Salies-de-Béarn
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 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!

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

Ref : A32588CEL64

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.

DESCRIPTIF

...

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...

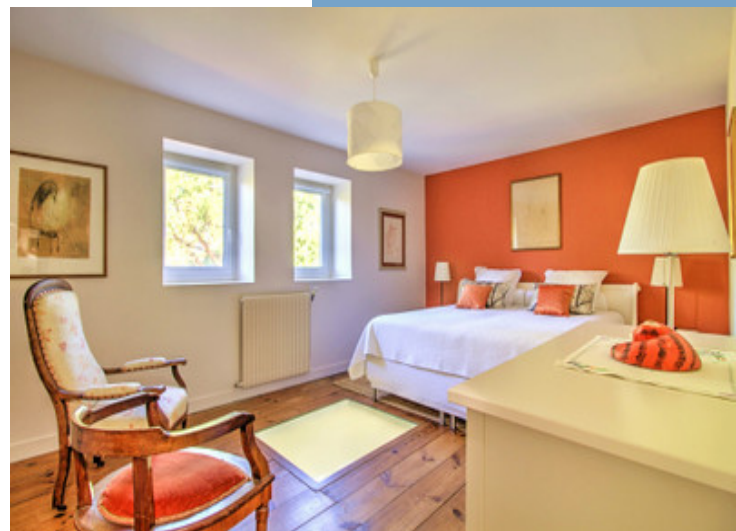
The front door of the villa opens into an entrance hall, which then leads into a beautiful sitting room with a huge open fireplace and a wooden staircase up to the first floor. Beyond the sitting room is a lovely kitchen with an informal sitting area/dining area and a wood-burning stove. The kitchen 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

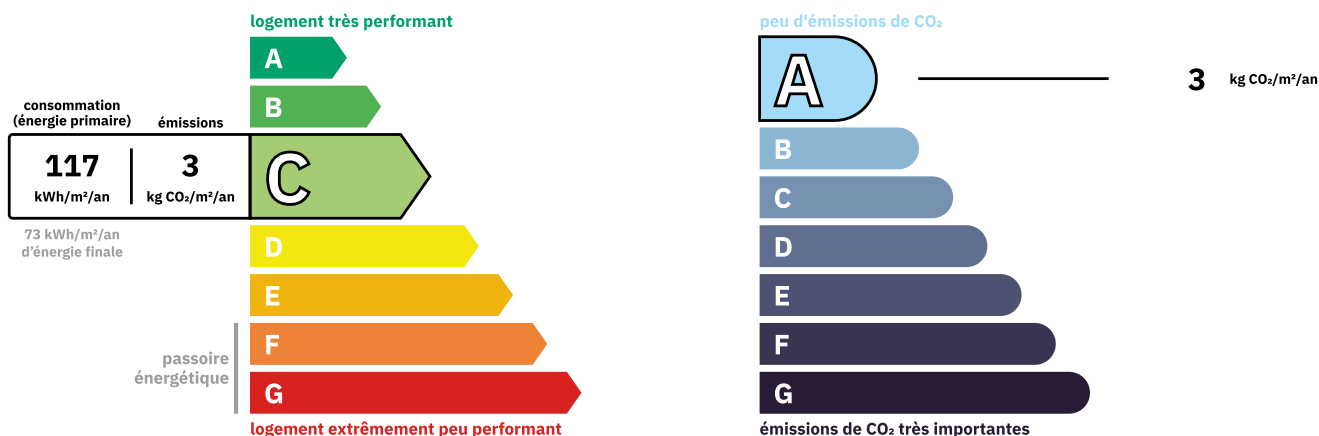
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A32588CEL64

ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 2295 € and 3105€ for 2021

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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 : A32588CEL64
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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