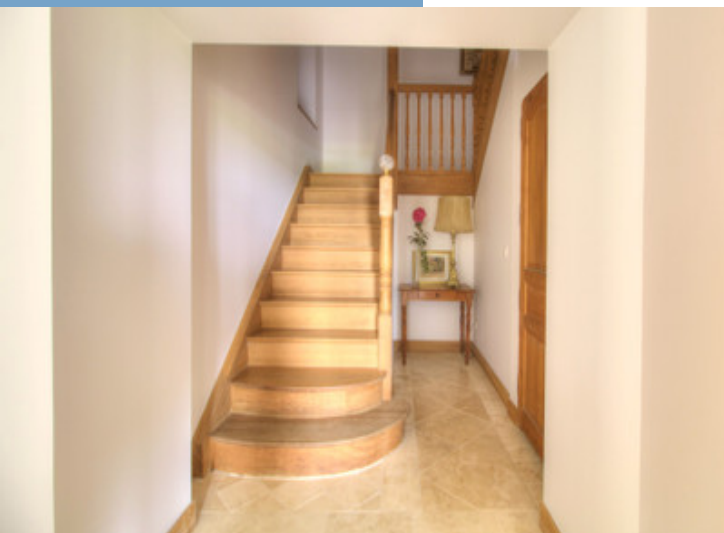




SPLENDID COUNTRY HOUSE + SWIMMING
POOL + 2 BARNES + 1.5 HECTARES +
SALIES-DE-BÉARN 10 MINS, BEACHES 45 MINS...

SPLENDID COUNTRY
HOUSE + SWIMMING
POOL + 2 BARNs + 1.5
HECTARES +
SALIES-DE-BÉARN 10 MINS,
BEACHES ...



PROPERTY FACT FILE	
REFERENCE	A36698CEL64
PRICE	€ 620,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	296 m ²
LAND	15470 m ²
TOWN	Salies-de-Béarn
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Beautiful house with 5 bedrooms + move in today!
- Ideal for a family home, holiday home, business...
- 2 barns to convert for gîtes, B&B, weddings/events
- Excellent transport links: TGV, motorway, airports
- Pyrénées, ski 90mins; Pau, Biarritz, beach 45mins

SPLENDID COUNTRY
HOUSE + SWIMMING
POOL + 2 BARNs + 1.5
HECTARES +
SALIES-DE-BÉARN 10 MINS,
BEACHES ...
Ref : A36698CEL64

This delightful country house with five bedrooms is in an excellent rural location and has easy access to beaches on the Atlantic coast (45 - 50 minutes), ski resorts in the Pyrénées (90 minutes), Biarritz airport, a TGV station and motorways to Bayonne, Pau, Bordeaux, Toulouse, Spain...

DESCRIPTIF

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If your dream is to find a fabulous home under an hour from Biarritz and chic Atlantic beaches, this beautifully restored country house will be perfect for you!

Set in grounds of 1.5 hectares (3.8 acres), there is a gorgeous heated swimming pool enclosed by a Mediterranean-style courtyard, ensuring complete privacy. In addition, this lovely property also has two large barns, which could be transformed into additional living space, business premises or rental accommodation (permission required). A TGV train station, the motorway and two airports are all easily accessible, making this an ideal property for anybody needing to commute to Pau, Bayonne, Bordeaux, Toulouse, Paris...

Built at the end of the 18th-century, the house has 296m² of habitable space and can be moved into immediately - and with five spacious bedrooms, you will be able to accommodate your friends and family in comfort and style when they come to visit!

The property is located on a country lane about 1 km from the local village. From a parking area in front of the house, stone steps lead up to an east-facing terrace, where you can enjoy breakfast in the morning sun! From the terrace, the front door opens into a small entrance hall with a sitting room to the left and a kitchen/dining room to the right. The cosy sitting room has an open fireplace and French doors opening out to a south-facing terrace with countryside views.

Adjoining the sitting room is a luxurious bathroom, which has been recently re-s

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36698CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

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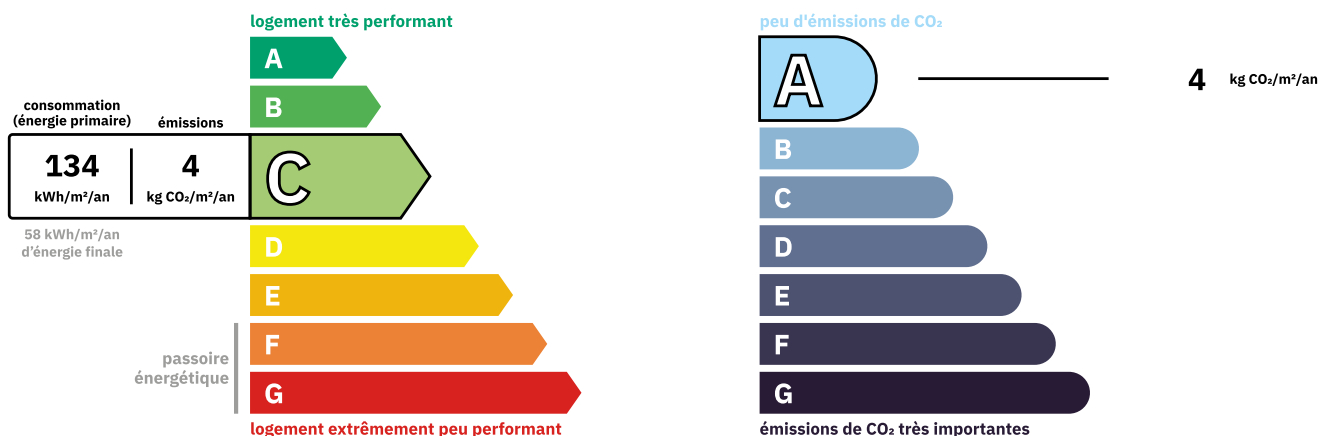


SPLENDID COUNTRY HOUSE
+ SWIMMING POOL + 2
BARNs + 1.5 HECTARES +
SALIES-DE-BÉARN 10 MINS,
BEACHES ...

Ref : A36698CEL64

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 3000 € and 4060€ for 2021

NOTICE

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

1: 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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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