



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

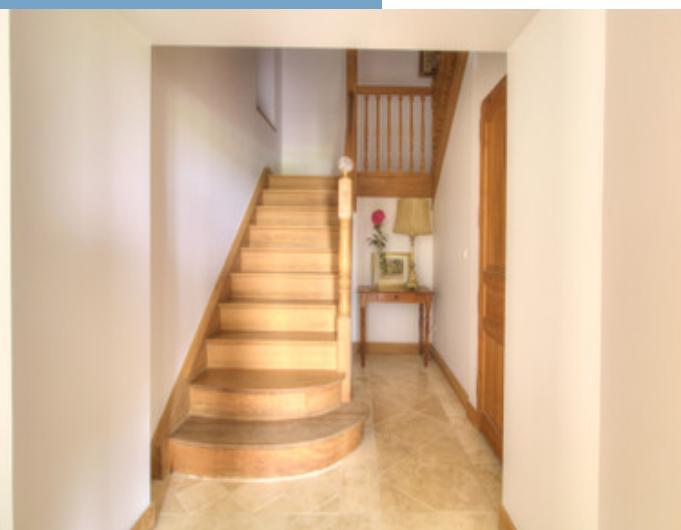
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PROPERTY FACT FILE

REFERENCE	A36698CEL64
PRICE	€ 595,000 £ 0* *agency fees to be paid by the seller
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

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



- 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

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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...

DESCRIPTION

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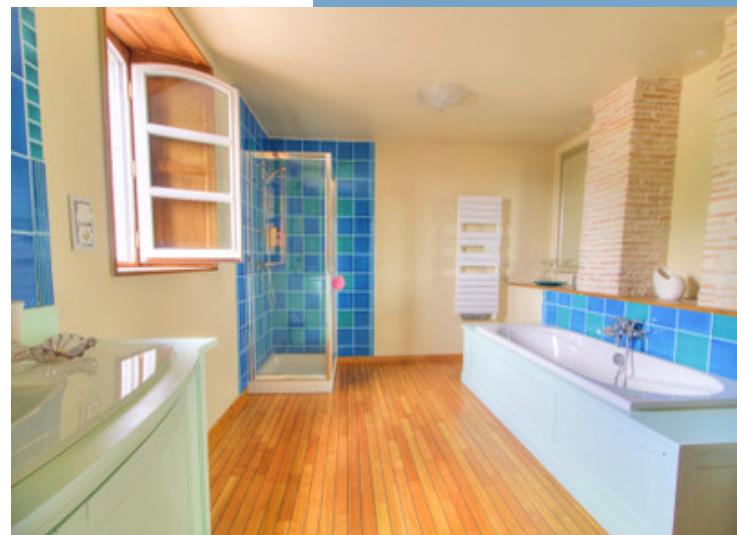
If your dream is to find a fabulous home under an hour from Biarritz and chic Atlantic beaches, this beautifully restored country house will be perfect for you!

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 1km 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://leggett prestige.com/luxury-property-for-sale/view/A36698CEL64>

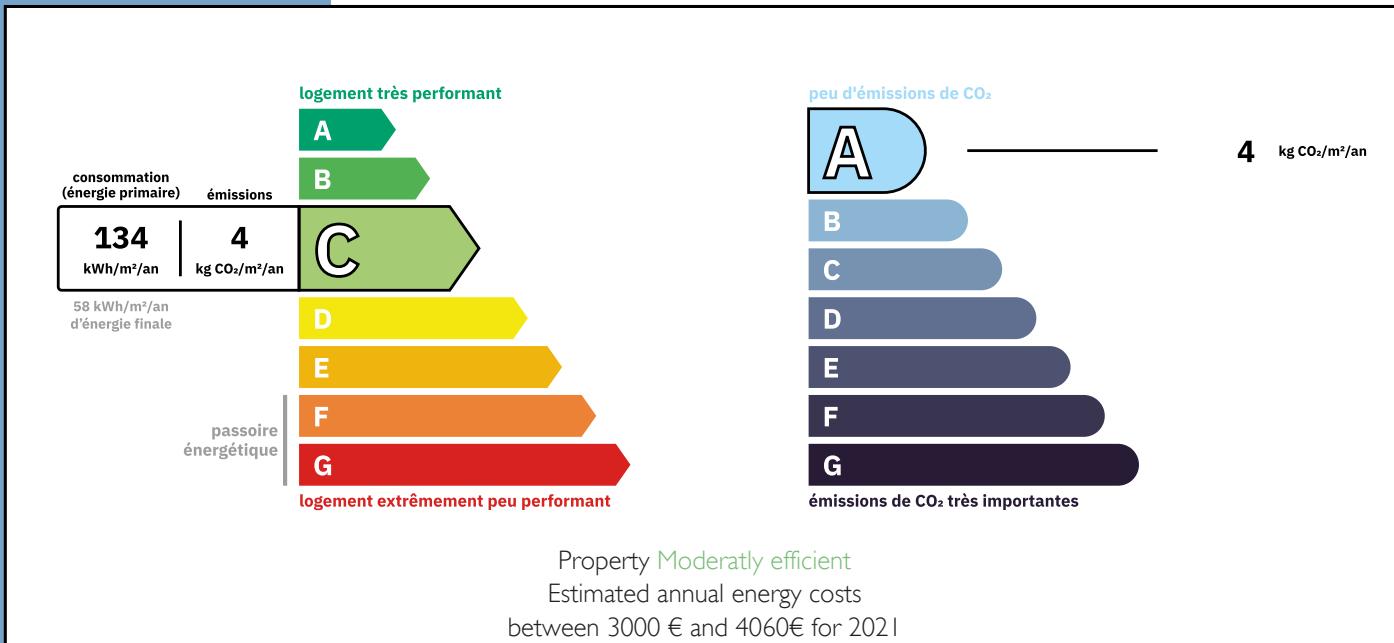
COMPLETE FILE AND PHOTO ON REQUEST

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+ SWIMMING POOL + 2
BARNES + 1.5 HECTARES +
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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



NOTICE

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

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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 :A36698CEL64

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