



DESCRIPTION

...

Built in 1780, this charming Basco-Béarnaise villa of 271m² is in the centre of a small rural village not far from the Béarnaise town of Salies-de-Béarn and the Basque town of Bidache. The coastal resorts of Biarritz, Hossegor and St-Jean-de-Luz are about 40 - 45 minutes away; ski resorts in the Pyrénées are 80 - 90 minutes away.

Set in wooded grounds of 1,305m², this traditional-style villa incorporates a garage on the far side of the building and which is large enough for two cars. A door from the garage opens directly into the dining area next to the kitchen, which is very practical for unloading shopping...

The walled garden, which encloses the villa on three sides, has ample flat land for an in-ground swimming pool (permission required), a summer kitchen, a children's play area, a boules piste...

From the garden, the arched front door of the villa opens into a vast open-plan reception room (eskatz) with a wonderful oak staircase, a formal sitting area, a formal dining area and an informal summer sitting area at the far end of the room. Two stunning stained-glass panels separate the formal and informal areas of the room. The informal summer sitting area also has sliding glazed doors out to the garden.

To the left of the reception room is a cosy winter sitting room with a Bidache-stone floor, a traditional stone sink (used as a bookcase) and a super open fireplace. Adjoining this room is a study/office, which could be...

LOCAL TAXES

Taxe foncière: 481 EUR

Taxe habitation: EUR

NOTES