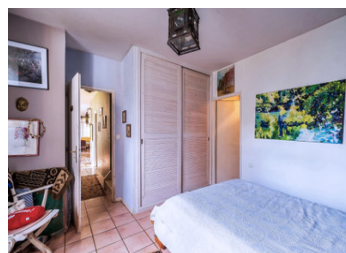
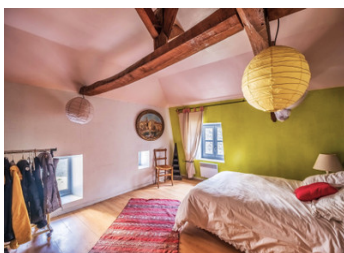


4 bedroom house, garden + premises - Salies de Béarn centre



INFORMATION

Town:	Salies-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	2
Floor:	163 m2
Plot Size:	247 m2



IN BRIEF

Situated in the heart of Salies-de-Béarn's historic town centre, this charming stone house dates from the mid-19th century and has a pleasant south-facing garden.

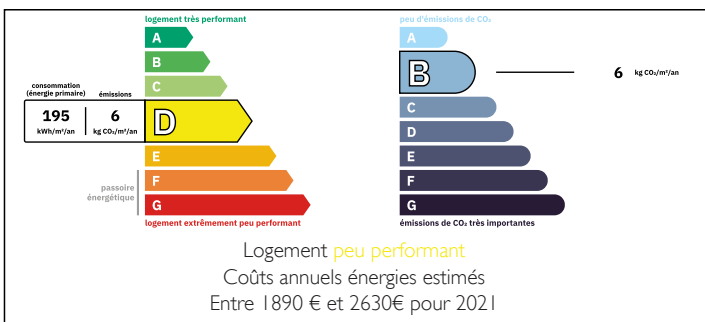
It offers spacious accommodation and comprises 4 bedrooms, one of which is on the ground floor and has its own private shower room. There is around 163 m² of living space, plus a 71 m² room that is completely independent and opens onto the street on one level. This room is currently used for storage purposes, but could be converted into additional living accommodation or a shop/office, or even sold later ("under 2 keys").

Woodwork and roof redone in 2020, reversible air conditioning in Oct. 2022, pellet stove, recent electrics. No work required, apart from freshening up the interior paintwork.

Located outside the flood zone, this is a rare opportunity in Salies!

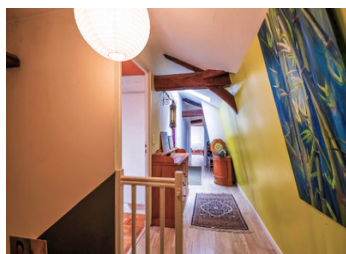
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ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Precise composition:

A 163 m² house comprising:

Ground floor: entrance hall, living room (45 m²), kitchen (17 m²), WC with washbasin, bedroom with en-suite shower room (18 m²). Garden and terrace.
1st floor: hallway, 4 bedrooms (19, 21, 29 m²), bathroom with toilet.

A totally independent 71 m² room with double glazed doors opening onto the street. Second home, business or office possible.

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

LOCAL TAXES

Taxe foncière: 898 EUR

Taxe habitation: EUR

NOTES