

## ELEGANT 19th-CENTURY HILLTOP CHÂTEAU + 10 ACRES + POOL + IDEAL HOTEL/B&B/EVENTS/BUSINESS HQ/SUPER FAMILY HOME!



### INFORMATION

Town:	Salies-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	8
Bath:	8
Floor:	468 m <sup>2</sup>
Plot Size:	41612 m <sup>2</sup>



### IN BRIEF

Although in need of some finishing touches, this chateau of 468m<sup>2</sup> has huge potential - and it could not be more conveniently located between the Pyrénées, the Basque coast, Biarritz, Pau, Bordeaux, Toulouse and Spain!



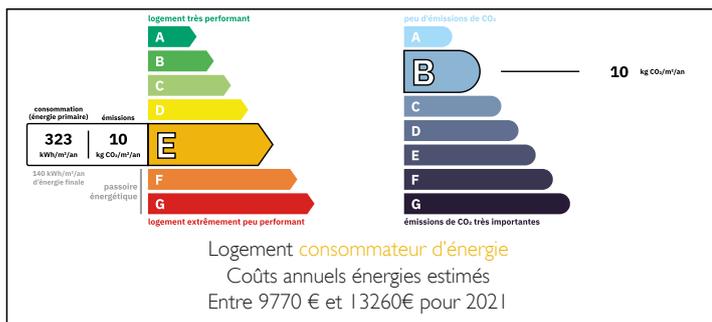
Set in 10 acres of wooded grounds, the chateau could be used as a stunning country residence for the new owners - either as a main residence or holiday home - with plenty of room for accommodating family and friends!



It would also be perfect for transforming into an amazing corporate HQ, a chic country hotel, a stylish Bed and Breakfast business or a fabulous wedding and events venue.

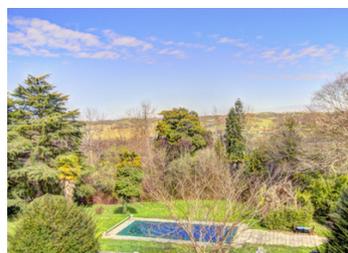
### ENERGY - DPE

The property would also be ideal for hosting activity holidays, wellness and yoga retreats, art and writing workshops, cookery and Jurançon wine-tasting



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

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This delightful château of 468m<sup>2</sup> is located in a tiny hilltop hamlet close to a charming rural village in the beautiful Béarn, close to Atlantic beach resorts and Pyrenean ski resorts. The pretty towns of Salies-de-Béarn and Orthez are 10 minutes away; Pau and Bayonne are 40 - 45 minutes away via the nearby motorway.

Although in need of some finishing, the new owners can move in straight away and will immediately feel at home! Further renovation works are required on the lower-ground-floor (garden level), but this definitely increases the potential of this stylish property, since you will have the chance to design the layout of this immense area of 150m<sup>2</sup> to suit your own particular project...

Located at the end of a winding country lane, the château is accessible via a private drive, which leads around to a small parking area. Built in 1898, the property is set in an estate of 4.16 hectares (10 acres) with a swimming pool, a tennis court (in need of rehabilitation) and various terraces for outdoor dining.

There are no outbuildings, but the local Mairie have said that it should be possible to construct an annexe-style building (a garage or stables, but not accommodation), at a distance of no more than 20 metres from the château and with a maximum footprint of 80m<sup>2</sup>.

Stone steps at the front of the château lead up to the front door, which opens into an impressive central entrance hall. The light and airy hall...

## LOCAL TAXES

**Taxe foncière:** 2227 EUR

**Taxe habitation:** EUR

## NOTES