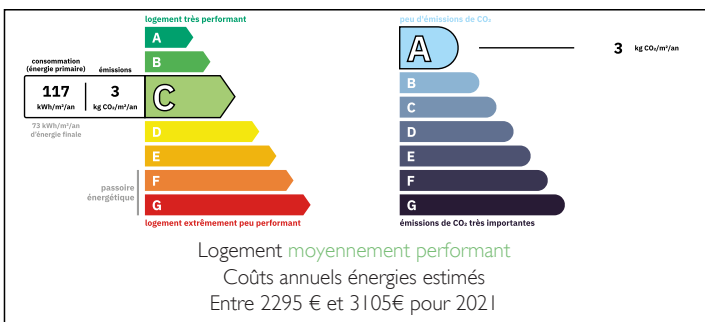


## ELEGANT 18th-CENTURY BÉARNAISE VILLA NEAR SALIES-DE-BÉARN + IDEAL FOR A FAMILY/BOUQUIN B&B + BEACH 50 MINS!



## ENERGY - DPE



## INFORMATION

Town:	Salies-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	3
Floor:	315 m <sup>2</sup>
Plot Size:	2500 m <sup>2</sup>

## IN BRIEF

This magnificent 18th-century Béarnaise villa (315m<sup>2</sup>) is in a very peaceful village not far from the towns of Salies-de-Béarn and Sauveterre-de-Béarn. Bidache in the Basque Country and Peyrehorade in the Landes are both 20 minutes away - and chic beach resorts on the Atlantic coast are just a 50-minute drive.

The villa is a wonderful family home, which has been lovingly restored and beautifully decorated by the current owners. The property has six bedrooms, a superb conservatory and a lovely covered dining terrace, which overlooks the garden.

One or more of the six bedrooms could be used for welcoming Bed & Breakfast guests, should you wish to offer accommodation to holidaymakers. In addition, you may have year-round business from cyclists following a nearby trans-European cycle route.

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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Built the 18th century, this charming Béarnaise villa of 315m<sup>2</sup> is in the centre of a small village not far from the Béarnaise towns of Salies-de-Béarn and Sauveterre-de-Béarn. The coastal resorts of Biarritz, Hossegor and St-Jean-de-Luz are about 50 minutes away; ski resorts in the Pyrénées are 75 - 90 minutes away.

Set in wooded grounds of 2,500m<sup>2</sup>, the villa also has a garage with an adjoining workshop, a wooden garden shed ideal for bicycles, a woodshed and an open-sided outbuilding with a covered terrace area for dining alfresco. In addition, there is a large vegetable garden with a greenhouse and ample flat land for a swimming pool (permission required), a summer kitchen/barbecue area, a children's play area, a boules piste...

The front door of the villa opens into an entrance hall, which then leads into a beautiful sitting room with a huge open fireplace and a wooden staircase up to the first floor. Beyond the sitting room is a lovely kitchen with an informal sitting area/dining area and a wood-burning stove. The kitchen also has an adjoining "arrière-cuisine", which leads into a huge conservatory of 42m<sup>2</sup> overlooking the garden.

Also on the ground floor is a bedroom, which could be used as a formal dining room, an office, a television room... along with a dressing room, which could be used as a bedroom to create a master-bedroom suite, since this room has a luxurious adjoining bathroom (bath and shower) and separate WC. This room also has...

## LOCAL TAXES

**Taxe foncière: 885 EUR**

**Taxe habitation: EUR**

## NOTES