

House 162 m Type 6 on 4000 m - South Salies-de-Béarn

EXCLUSIVE



## INFORMATION

Town:	Salies-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	2
Floor:	162 m <sup>2</sup>
Plot Size:	4055 m <sup>2</sup>

## IN BRIEF

Authentic Clouque house located halfway between Salies de Béarn and Sauveterre (approx. 8-9 min.) in a beautiful, unobstructed setting. Lovely unobstructed views over the hills and countryside.

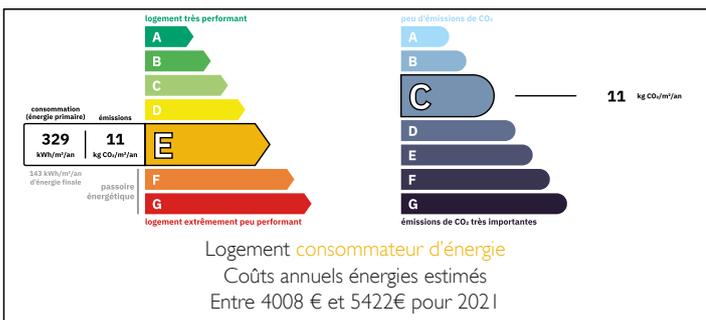
Its spacious fenced grounds can accommodate a horse if you dream of having one, and a stable and storage outbuildings are already built.

The house needs to be modernized and even redesigned, but its 162 m<sup>2</sup> of living space (200 m<sup>2</sup> in reality) offers great potential for a family looking for space and tranquility, with the village primary school less than a 5-minute walk away.

It currently comprises 4 bedrooms and 2 living rooms, 2 bathrooms and 2 WCs, as well as two fitted kitchens on either side. A very large storeroom/laundry room, a converted attic and a utility room complete the picture. Convertible attic space would allow the addition of a further room.

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## ENERGY - DPE



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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

- 2 living rooms
- 2 fitted kitchens
- 1 utility room
- 4 bedrooms
- 2 bathrooms
- 2 separate WCs
- 1 converted attic (bedroom possible)
- 1 storeroom / utility room
- Convertible attic space

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



## LOCAL TAXES

Taxe foncière: 456 EUR

Taxe habitation: EUR

## NOTES