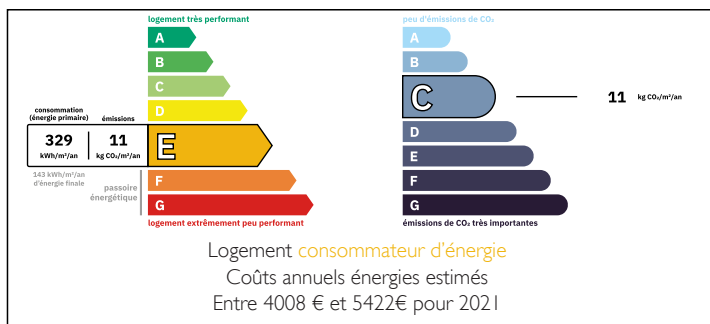


House 162 m Type 6 on 4000 m - South Salies-de-Béarn

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Salies-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	4055 m2

## IN BRIEF

Authentic Clouque house located halfway between Salies de Béarn and Sauveterre (approx. 8-9 min.) in a beautiful, unoverlooked 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 or even rearranged, but its 162 m<sup>2</sup> of living space offers great potential for a family looking for space and tranquility, despite the fact that the village elementary school is less than 5 minutes' 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. This...

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

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

-----  
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