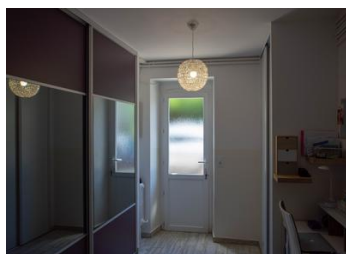


Charming Béarnaise house, fully restored, very close to the center of SALIES DE BEARN, neat decoration, no work to be planned, fully fenced, double glazing, all to...



INFORMATION

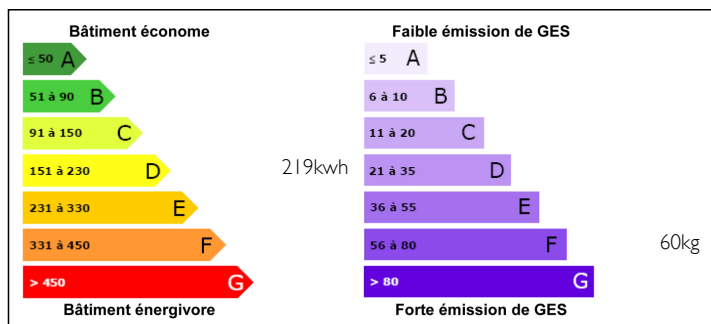
Town:	SALIES DE BEARN
Department:	Pyrenees Atlantiques
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	1326 m2



IN BRIEF

Charming Béarnaise house close to the center of SALIES DE BEARN, surrounded by greenery, well designed and tastefully decorated, lots of storage space, a high-performance wood stove, a kitchen bathed in light with a bucolic view of the hilly panorama. A mezzanine, a dressing room, 2 attic rooms and a shower room complete this house where you have more than just put your bags.

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.



LOCAL TAXES

Taxe foncière: **648 EUR**

NOTES

DESCRIPTION

A beautiful house that pleases by its typically Béarnais exterior. Inside you will be surprised by a modern atmosphere where only a few details reveal that the house has an older architecture.

The entrance is spacious and has many cupboard and wardrobe.. Then a cosy living room with high-performance wood stove, nice view of the structure overlooking a mezzanine.

Also on the ground floor, a master suite with a spacious bedroom, and its bathroom with subtle shades.

A cellar with shelves and a toilet.

Then the "must": the CUISINE, original with a neat decor, bathed in light thanks to the presence of windows surrounding practically the entire length of the south and west walls, one can imagine the pleasure of eating with this bucolic and hilly view that one has once at the table.

On the first floor: the mezzanine, then 2 attic bedrooms, 1 large dressing room, 1 shower room with toilet.

Beautiful garden planted with flowering trees: Lagerstroemia "Lilas des Indes", tulip tree of Virginia with white flowers. Wooden terrace with sheaths for the installation of a possible summer kitchen. Barbecue. Nice view very bucolic.

Garage, wood and fire shelter, electric gate with intercom.

No work to be planned: double glazing, insulation and new roof, all in the sewer.

A few minutes from the center of SALIES DE BEARN, tourist and spa town, small Venice Béarnaise. 45 mn from the beaches of CAPBRETON, and 1 h from the ski resorts.

A nice business to seize quickly!