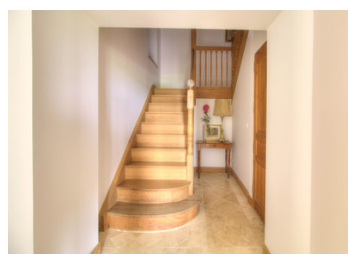


## SPLENDID COUNTRY HOUSE + SWIMMING POOL + 2 BARNs + 1.5 HECTARES + SALIES-DE-BÉARN 10 MINS, BEACHES 45 MINS...



## INFORMATION

Town:	Salies-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	3
Floor:	296 m2
Plot Size:	15470 m2

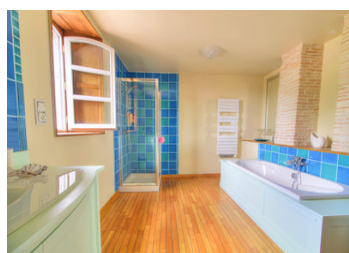


## IN BRIEF

This delightful country house with five bedrooms is in an excellent rural location and has easy access to beaches on the Atlantic coast (45 - 50 minutes), ski resorts in the Pyrénées (90 minutes), Biarritz airport, a TGV station and motorways to Bayonne, Pau, Bordeaux, Toulouse, Spain...

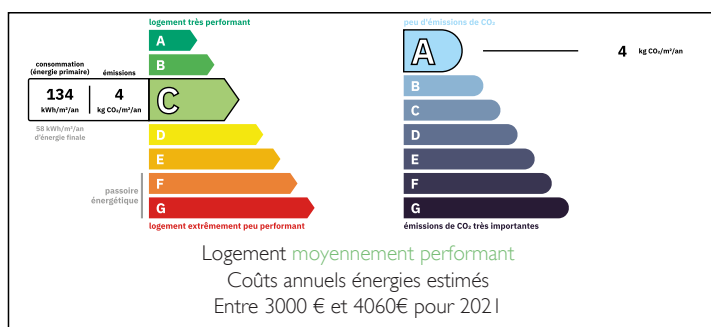


Perfect for a spacious family home or a luxurious holiday home, the property also has business potential (permission required). There are two barns, which could be ideal for creating office space, gîtes, B&B suites, group accommodation for activity holidays or a function room for hosting weddings, celebrations, corporate events...



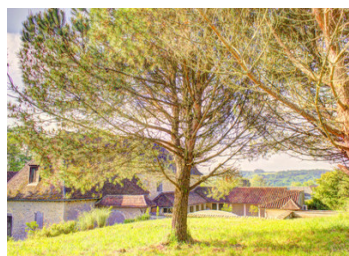
Set in grounds of over 1.5 hectares (3.8 acres), there is ample land for horses, ponies, goats... and behind the house, there is a superb Mediterranean-style courtyard with a swimming pool and paved terraces, where you can dine alfresco throughout the year...

## 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.



## DESCRIPTION

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If your dream is to find a fabulous home under an hour from Biarritz and chic Atlantic beaches, this beautifully restored country house will be perfect for you!

Set in grounds of 1.5 hectares (3.8 acres), there is a gorgeous heated swimming pool enclosed by a Mediterranean-style courtyard, ensuring complete privacy. In addition, this lovely property also has two large barns, which could be transformed into additional living space, business premises or rental accommodation (permission required). A TGV train station, the motorway and two airports are all easily accessible, making this an ideal property for anybody needing to commute to Pau, Bayonne, Bordeaux, Toulouse, Paris...

Built at the end of the 18th-century, the house has 296m<sup>2</sup> of habitable space and can be moved into immediately - and with five spacious bedrooms, you will be able to accommodate your friends and family in comfort and style when they come to visit!

The property is located on a country lane about 1km from the local village. From a parking area in front of the house, stone steps lead up to an east-facing terrace, where you can enjoy breakfast in the morning sun! From the terrace, the front door opens into a small entrance hall with a sitting room to the left and a kitchen/dining room to the right. The cosy sitting room has an open fireplace and French doors opening out to a south-facing terrace with countryside views.

Adjoining the sitting room is a luxurious bathroom, which has been recently...

## LOCAL TAXES

**Taxe foncière: 2578 EUR**

## NOTES