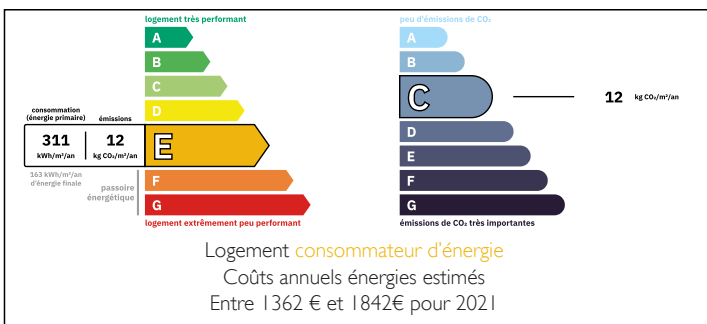


OFFER ACCEPTED - RIVERSIDE TOWNHOUSE IN SALIES-DE-BÉARN + SOLD FURNISHED + PIED-À-TERRE, HOLIDAYS, B&B...

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Salies-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	1
Bath:	2
Floor:	46 m ²
Plot Size:	6 m ²

IN BRIEF

OFFER ACCEPTED - Are you looking for a unique riverside property with gorgeous views? If so, this superb EQUIPPED & FURNISHED townhouse will be perfect for you!

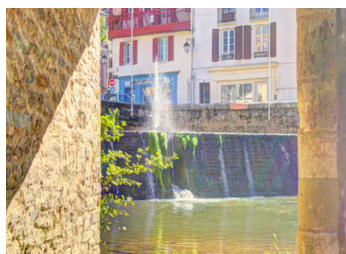
This delightful property is an ideal size for a couple, a small family or first-time-buyers to use as a permanent home, a holiday home, a pied-à-terre...

If you prefer to use it as an investment property, it could be rented out on a long-term basis or to holidaymakers for short-term breaks/B&B. Your guests will love its town-centre location, as well as its proximity to beaches (45 - 50 mins), skiing (90 mins) and to Spain.

There is also year-round demand for accommodation from people visiting the town's thermal spas, with the possibility of offering all-inclusive spa treatment and B&B packages for

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 in 1648, this unique townhouse is one of the most historic riverside buildings in the centre of Salies-de-Béarn.

The townhouse is currently used as a cosy holiday home, but would be ideal as a permanent home for a couple, a small family or for first-time-buyers. In addition, the property is completely ready to move into because it is being sold **EQUIPPED AND FURNISHED!**

The property could also be used as a gîte for holiday rentals or even rented out on a long-term basis. There are also many tourists visiting this beautiful area, who hope to book delightful self-catering accommodation for short breaks, including people visiting Salies-de-Béarn's famous thermal baths for spa breaks.

The townhouse is located in the historic riverside part of Salies-de-Béarn. From the street, a shared entrance door opens into a small hall, from where a few steps lead up to the property's front door.

The front door opens into a light and airy entrance hall with built-in cupboards and a wooden staircase up to the top floor of the house. The entrance hall could be used as a small office area, a nursery, a playroom, a sleeping area for guests...

From the hall, a door opens into a lovely bedroom (11m²), which has views of the river. On the other side of the hall, there is a shower room with a WC (3.7m²).

From the entrance hall, the staircase leads up to a lovely open-plan, loft-style sitting room with a fully equipped galley kitchen, an open...

LOCAL TAXES

Taxe foncière: 606 EUR

Taxe habitation: 910 EUR

NOTES