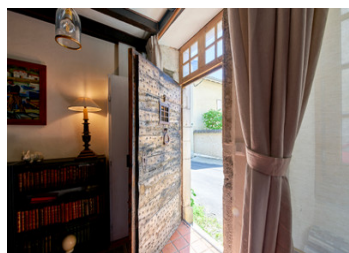
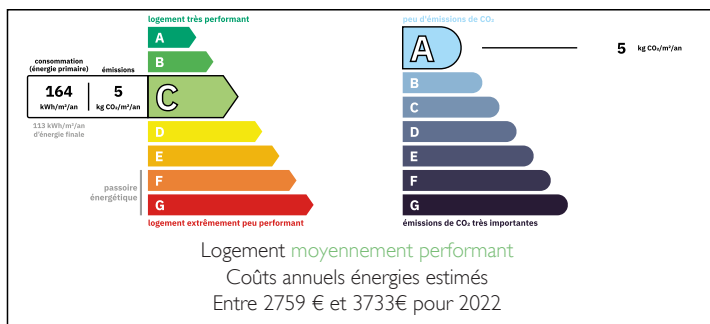


Fully renovated 16th c. house — 241 m², 6 beds, garage + 100 m² to convert, medieval quarter

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sauveterre-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	3
Floor:	241 m ²
Plot Size:	500 m ²

IN BRIEF

This superb 16th-century residence immediately captivates with its authenticity, elegance and the remarkable quality of its renovation.

Offering approximately 241 m² of living space, the house was completely renovated a few years ago, respecting its history and original materials. Exposed stonework, period beams, generous room sizes and high-quality finishes combine to create a rare, warm and characterful property.

The property enjoys a particularly peaceful and unspoilt setting. Sheltered from view, its charming vicarage garden offers a true haven of peace, ideal for enjoying sunny days in complete privacy.

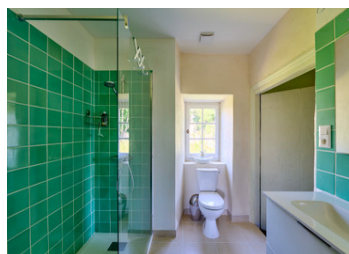
An adjoining barn completes this property, which offers a wealth of possibilities, including the potential to create a separate second home of approximately 100 m².

62 m² garage.

This charming house will appeal to lovers of authenticity, heritage and beautiful old homes.

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: 771 EUR

NOTES

DESCRIPTION

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An adjoining barn completes this property with its many possibilities, offering the potential to create a separate second home of approximately 100 m². 62 m² garage.

This charming house will appeal to lovers of authenticity, heritage and beautiful old homes.

A rare find, combining historic character with contemporary comfort.

Recent renovation (2022–2023): reversible heating and air-conditioning, insulation (DPE : C / GES : A - rare for a 16th-century property), electrical work, plumbing, joinery, authentic terracotta tiles on the ground floor, painting, kitchen, bathrooms...

Layout of the house (241.45 m² of living space):

Ground floor:

Living room with stove/fireplace, 41.60 m² (2.75 m ceiling height)

Living-dining room, 41.45 m² (3.25 m ceiling height)

Fitted kitchen of 21.50 m²

Bedroom or lounge of 23.60 m²

Bedroom or study of 24.80 m²

Shower room and WC of 4.20 m²

Garage of 62 m²

Two staircases lead to the first floor, comprising:

Landing and hallway of 8.80 m²

4 bedrooms of 11.75 m² (currently a walk-in