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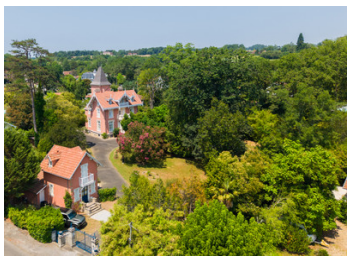
Ref: A45488BRU64 Price: 1 064 000 EUR

agency fees to be paid by the seller

Villa Argentina – Elegant Belle Époque Manor House Set in 4,813 m of Magnificent Parkland







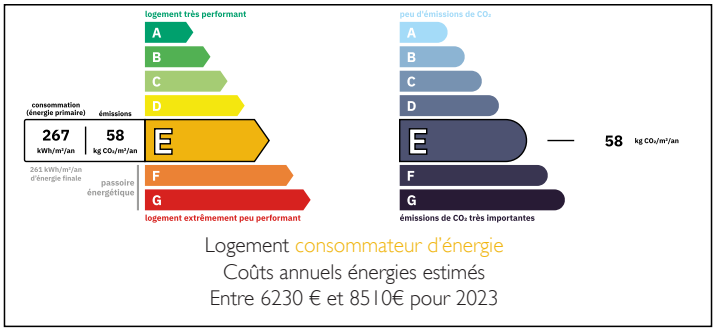








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6230 € et 8510€ pour 2023

INFORMATION

Town:	Salies-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	7
Bath:	4
Floor:	352 m2
Plot Size:	4813 m2

IN BRIEF

A rare and historic property, Villa Argentina, originally known as the "Chalet des Trois Sœurs", is an outstanding Belle Époque manor house completed around 1884 within the prestigious Baillenx Estate of Salies-de-Béarn. Designed by renowned architect Xavier Saint-Guily, this remarkable residence offers approximately 300 m² of living space across four levels, surrounded by 4,813 m² of beautifully landscaped grounds featuring a stream flowing into the Saleys River, a bamboo grove, and mature trees. Original oak staircases, high ceilings, fireplaces, period parquet floors, and modern comforts combine to create a unique living environment. A separate caretaker's cottage with garage offers excellent potential for guest accommodation or thermal-spa rentals. Within walking distance of the town centre, thermal baths, golf course, casino, shops and restaurants, this exceptional property perfectly blends heritage, elegance and lifestyle.

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.

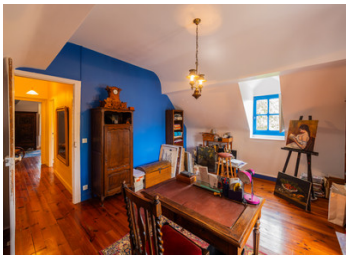
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LOCAL TAXES

Taxe foncière:	**2351 EUR**

NOTES

DESCRIPTION

Nestled in the heart of Salies-de-Béarn, one of the most charming spa towns in South-West France, Villa Argentina invites you to discover an exceptional piece of local history.

Originally known as the "Chalet des Trois Sœurs" (Three Sisters Chalet), this elegant Belle Époque manor house was completed around 1884 within the prestigious Baillenx development, envisioned by the Count of Baillenx as an exclusive residential district for wealthy visitors attracted by the town's famous thermal waters. The project was entrusted to architect Xavier Saint-Guily, who would later design the renowned Hôtel du Parc, one of Salies-de-Béarn's landmark buildings.

Behind its electric wrought-iron gates, the property unfolds within a stunning 4,813 m² private park. A picturesque stream meanders through the grounds before joining the Saleys River, while a beautiful bamboo grove and numerous mature trees create a peaceful and enchanting setting throughout the seasons.

The main residence offers approximately 300 m² of living space arranged over four levels.

Upon entering, visitors are immediately captivated by the magnificent solid oak staircase, a striking architectural feature that reflects the elegance and prestige of the period.

The ground floor comprises:

An elegant living room with an open fireplace.
A formal dining room.
A fully equipped kitchen featuring a professional-style range cooker, stainless-steel extractor hood and air conditioning.
Bright and spacious reception rooms ideal for entertaining.

The impressive ceiling heights, ranging from 2.80 m