



SPLENDID 18TH-CENTURY BASCO-BÉARNAISE  
VILLA NEAR SALIES-DE-BÉARN + IDEAL FOR A  
FAMILY/B&B + BEACHES 40 MINS...

SPLENDID 18TH-CENTURY  
BASCO-BÉARNAISE VILLA  
NEAR SALIES-DE-BÉARN +  
IDEAL FOR A FAMILY/B&B +  
BEACHE...



## PROPERTY FACT FILE

REFERENCE	A26162CEL64
PRICE	€ 495,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	271 m <sup>2</sup>
LAND	1305 m <sup>2</sup>
TOWN	Salies-de-Béarn
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking

\*Price based on current exchange rate which is subject to change



- 18th-century Basco-Béarnaise villa 271m<sup>2</sup> + garden
- 10 mins from Bidache, Salies-de-Béarn, Peyrehorade
- Ideal for family home / holiday home / B&B / gîte
- Chemin-de-St-Jacques-de-Compostelle 2km, ideal B&B
- Beach 40 mins; ski 80 mins; baguettes 10-min cycle

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This splendid Basco-Béarnaise villa (271m<sup>2</sup>) is in a peaceful village not far from the Béarnaise town of Salies-de-Béarn and the Basque town of Bidache, along with chic beach resorts on the Côte Basque and exciting ski resorts in the Pyrénées!

## DESCRIPTION

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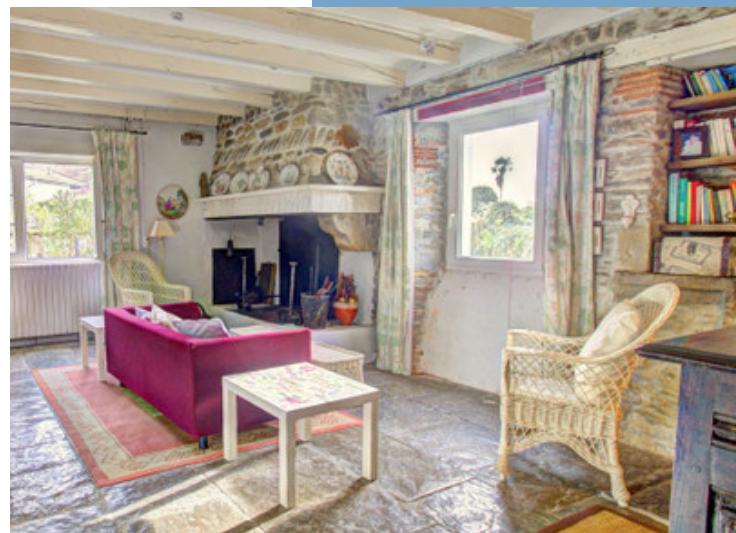
Built in 1780, this charming Basco-Béarnaise villa of 271m<sup>2</sup> is in the centre of a small rural village not far from the Béarnaise town of Salies-de-Béarn and the Basque town of Bidache. The coastal resorts of Biarritz, Hossegor and St-Jean-de-Luz are about 40 - 45 minutes away; ski resorts in the Pyrénées are 80 - 90 minutes away.

Set in wooded grounds of 1,305m<sup>2</sup>, this traditional-style villa incorporates a garage on the far side of the building and which is large enough for two cars. A door from the garage opens directly into the dining area next to the kitchen, which is very practical for unloading shopping...

The walled garden, which encloses the villa on three sides, has ample flat land for an in-ground swimming pool (permission required), a summer kitchen, a children's play area, a boules piste...

From the garden, the arched front door of the villa opens into a vast open-plan reception room (eskatz) with a wonderful oak staircase, a formal sitting area, a formal dining area and an informal summer sitting area at the far end of the room. Two stunning stained-glass panels separate the formal and informal areas of the room. The informal summer sitting area also has sliding glazed doors out to the garden.

To the left of the reception room is a cosy winter sitting room with a Bidache-stone floor, a traditional stone sink (used as a bookcase) and a super open fireplace. Adjoining this room is a study/office, which could be used as a fifth bedroom, a nursery, a t...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A26162CEL64>

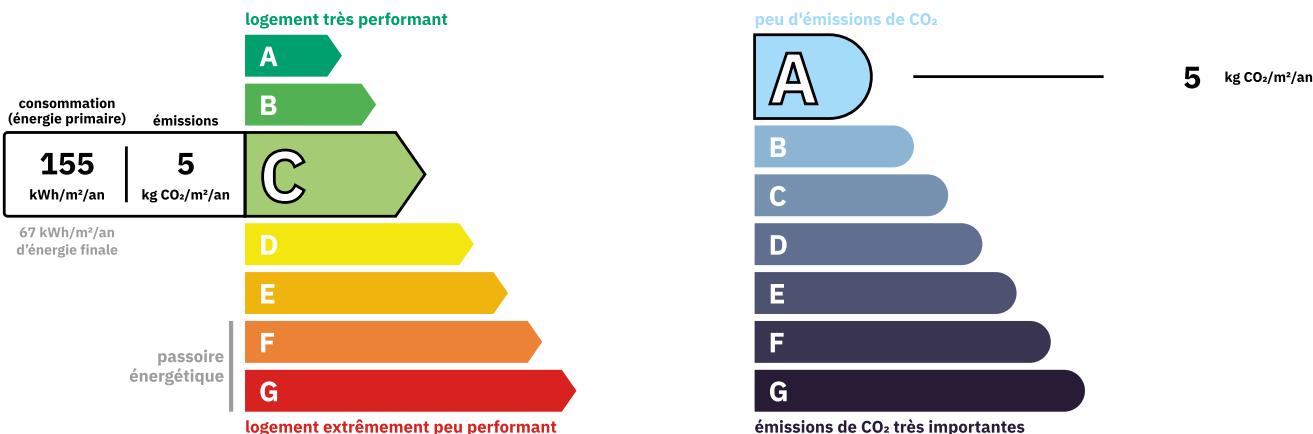
COMPLETE FILE AND PHOTO ON REQUEST

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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property Moderately efficient

Estimated annual energy costs  
between 2544 € and 3442€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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