



ELEGANT 19TH-CENTURY HILLTOP CHÂTEAU +  
10 ACRES + POOL + IDEAL  
HOTEL/B&B/EVENTS/BUSINESS HQ/SUPER FAMILY  
HOME!

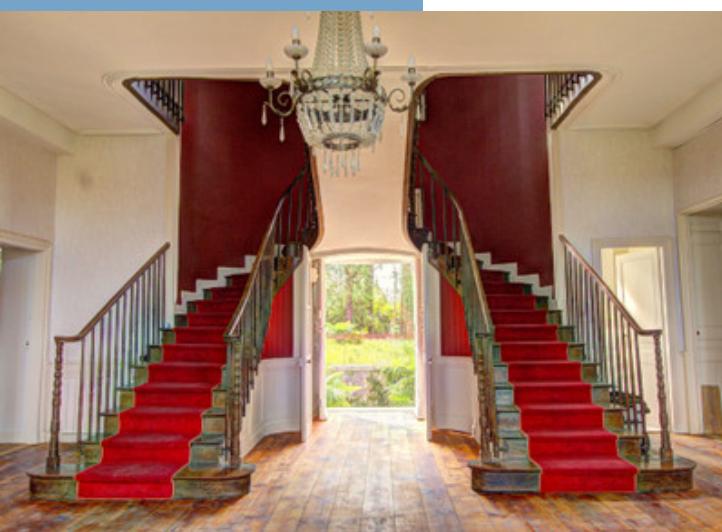
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## PROPERTY FACT FILE

REFERENCE	A27637CEL64
PRICE	€ 690,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	8
ACCOMMODATION	468 m <sup>2</sup>
LAND	41612 m <sup>2</sup>
TOWN	Salies-de-Béarn
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking

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



- 19th-century hilltop château + pool & tennis court
- Ideal boutique hotel, B&B, events, corporate HQ...
- 4-hectare estate: ideal horses / activity holidays
- Ideal for Murder Mystery weekends & celebrations
- Easy access to motorway/TGV + beaches 45 mins

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Although in need of some finishing touches, this château of 468m<sup>2</sup> has huge potential - and it could not be more conveniently located between the Pyrénées, the Basque coast, Biarritz, Pau, Bordeaux, Toulouse and Spain!

## DESCRIPTION

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This delightful château of 468m<sup>2</sup> is located in a tiny hilltop hamlet close to a charming rural village in the beautiful Béarn, close to Atlantic beach resorts and Pyrenean ski resorts. The pretty towns of Salies-de-Béarn and Orthez are 10 minutes away; Pau and Bayonne are 40 - 45 minutes away via the nearby motorway.

Although in need of some finishing, the new owners can move in straight away and will immediately feel at home! Further renovation works are required on the lower-ground-floor (garden level), but this definitely increases the potential of this stylish property, since you will have the chance to design the layout of this immense area of 150m<sup>2</sup> to suit your own particular project...

Located at the end of a winding country lane, the château is accessible via a private drive, which leads around to a small parking area. Built in 1898, the property is set in an estate of 4.16 hectares (10 acres) with a swimming pool, a tennis court (in need of rehabilitation) and various terraces for outdoor dining.

There are no outbuildings, but the local Mairie have said that it should be possible to construct an annexe-style building (a garage or stables, but not accommodation), at a distance of no more than 20 metres from the château and with a maximum footprint of 80m<sup>2</sup>.

Stone steps at the front of the château lead up to the front door, which opens into an impressive central entrance hall. The light and airy hall is dominated by an elegant double staircase, which ...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A27637CEL64>

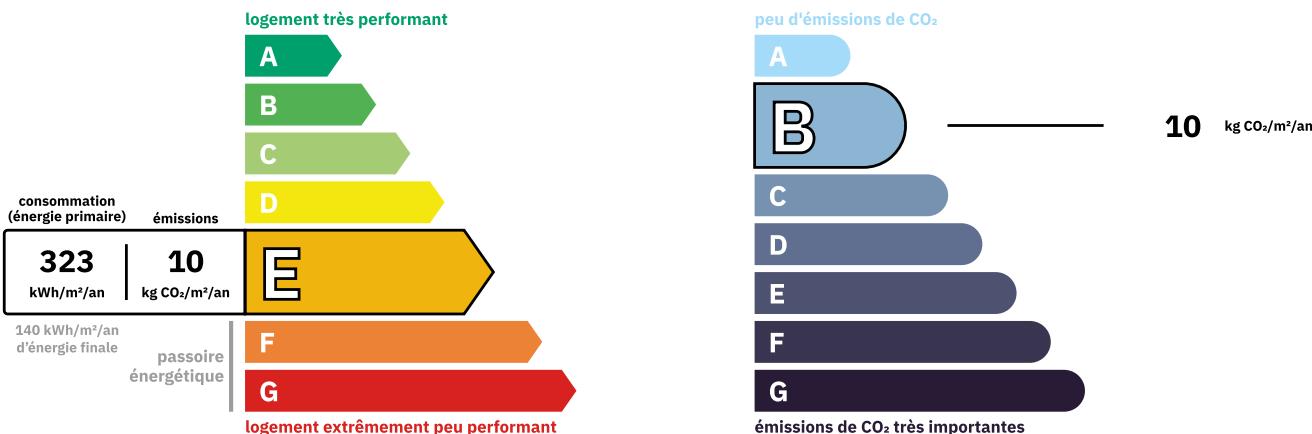
COMPLETE FILE AND PHOTO ON REQUEST

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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 Energy consuming  
Estimated annual energy costs  
between 9770 € and 13260€ for 2021

## NOTICE

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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

Réf : A27637CEL64

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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