LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



VILLA ARGENTINA – ELEGANT BELLE ÉPOQUE MANOR HOUSE SET IN 4,813 M² OF MAGNIFICENT PARKLAND

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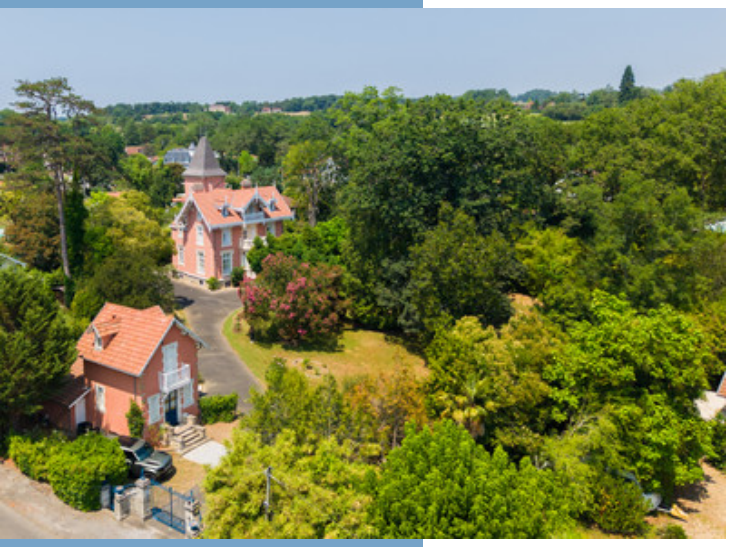




PROPERTY FACT FILE

REFERENCE	A45488BRU64
PRICE	€ 1,064,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	352 m²
LAND	4813 m²
TOWN	Salies-de-Béarn
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Villa, Family Home
CONDITION	
FEATURES	Mains drainage, Private drainage, Garage

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





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- Historic residence built around 1880
- Exceptional wooded grounds with a stream
- Roof redone in 2020
- Town center and thermal baths, walking distance
- 9- and 18-hole golf courses and Casino

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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



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.



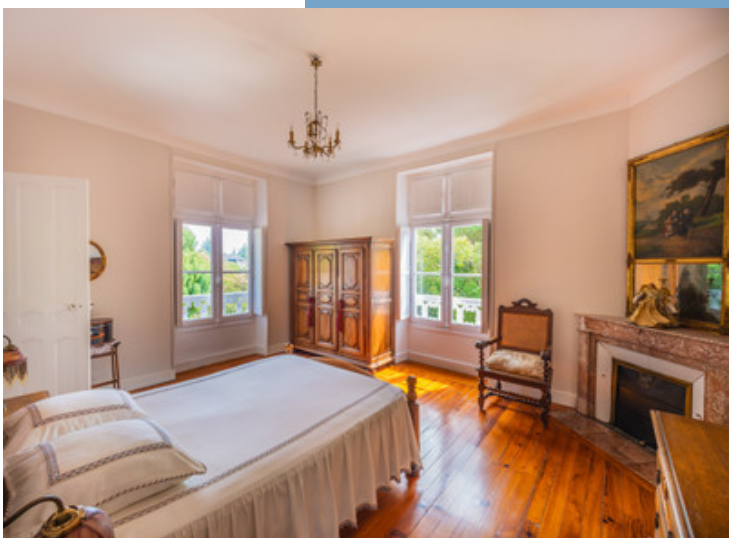
Behind its electric wrought-iron gates, the property unfolds within a stunning 4,813 m² private park. A picturesque stream meanders through the grounds before joining the Saleys River, while a beautiful bamboo grove and numerous mature trees create a peaceful and enchanting setting throughout the seasons.

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 receptio...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45488BRU64

COMPLETE FILE AND PHOTO ON REQUEST

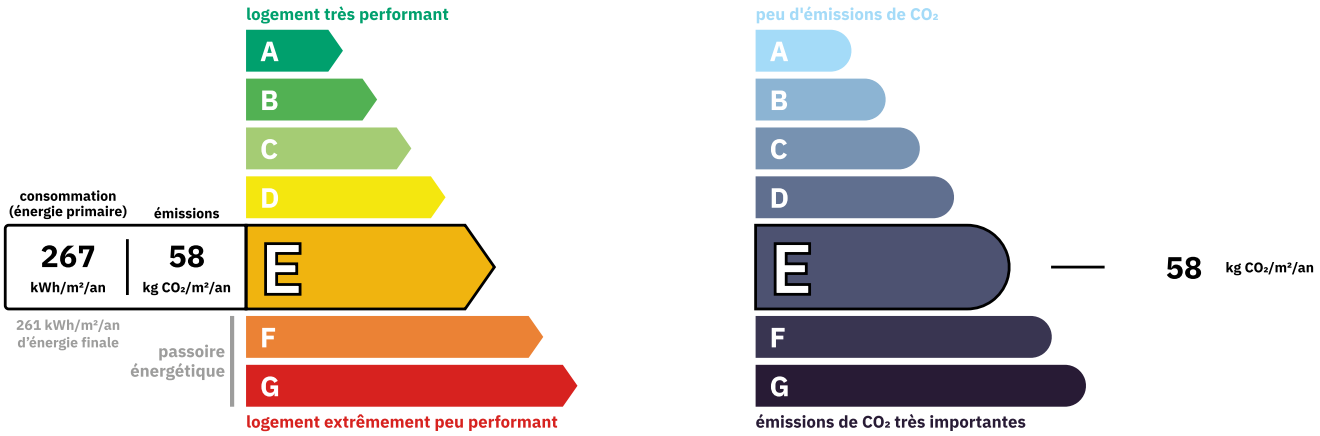
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 6230 € and 8510€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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