

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



INFORMATION

Town:	Salies-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	2
Floor:	271 m2
Plot Size:	1305 m2



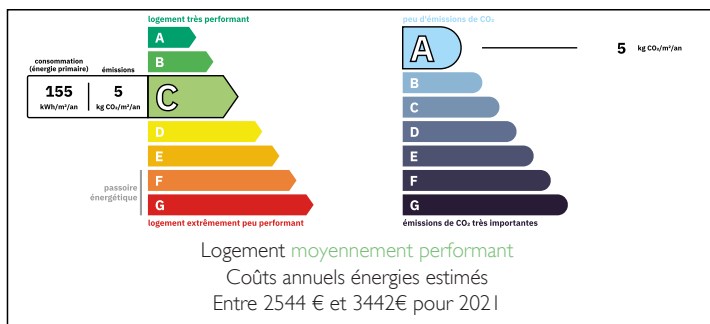
IN BRIEF

This splendid Basco-Béarnaise villa (271m²) 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!

Once owned by the family of Baron de Crouseilhès, the 18th-century villa has been lovingly restored and beautifully maintained since the 1960s by the current owners to make a wonderful family home. There is also more than 50m² of unconverted attic space and a mezzanine in the garage, which could be transformed into more living space, bedroom suites, an office...

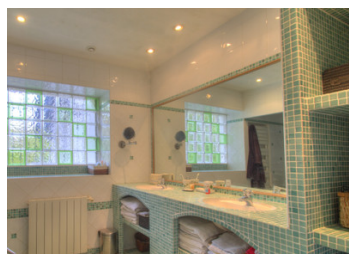
Should you wish to offer accommodation to tourists, one or more of the bedrooms could be used for Bed & Breakfast guests or even pilgrims, since the Chemin-de-St-Jacques-de-Compostelle passes nearby. The huge ground-floor main room (eskatx) is

ENERGY - DPE



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.



DESCRIPTION

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Built in 1780, this charming Basco-Béarnaise villa of 271m² 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 1,305m², 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 (eskatx) 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...

LOCAL TAXES

Taxe foncière: 481 EUR

Taxe habitation: EUR

NOTES