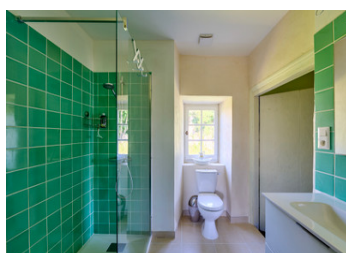
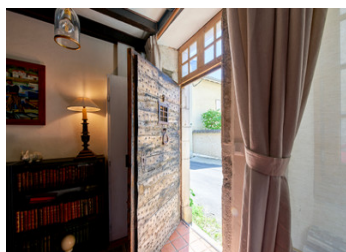
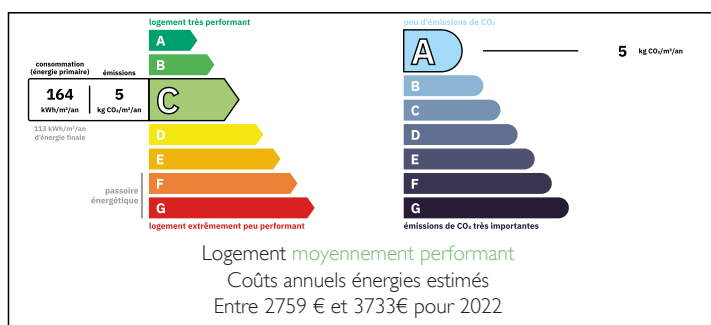


A historic residence in the heart of the medieval quarter of Sauveterre-de-Béarn

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sauveterre-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	3
Floor:	241 m2
Plot Size:	500 m2

IN BRIEF

This superb 16th-century residence immediately captivates with its authenticity, elegance and the remarkable quality of its renovation.

Offering approximately 241 m² of living space, the house was completely renovated a few years ago, respecting its history and original materials. Exposed stonework, original beams, generous proportions and high-quality finishes combine to create a rare, warm and characterful property.

The property enjoys a particularly peaceful and unspoilt setting. Sheltered from view, its charming cottage garden offers a true haven of peace, ideal for enjoying sunny days in complete privacy.

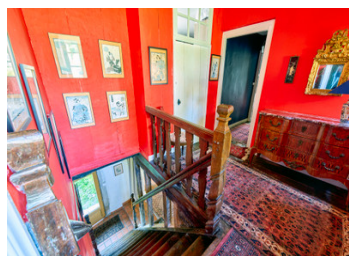
An adjoining barn completes this property, which offers a wealth of possibilities, including the option to create a separate second home of around 100 m².

62 m² garage.

This charming house will appeal to lovers of authenticity, heritage and beautiful old homes.

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

Recent renovation (2022–2023): reversible heating/air conditioning, electrical work, plumbing, insulation, joinery, authentic terracotta floor tiles on the ground floor, painting, kitchen, bathrooms...

Layout of the house (241.45 m² of living space):

Ground floor:

41.60 m² living room with stove/fireplace (2.75 m ceiling height)

41.45 m² living-dining room (3.25 m ceiling height)

Fitted kitchen of 21.50 m²

Bedroom or lounge of 23.60 m²

Bedroom or study of 24.80 m²

Shower room and WC of 4.20 m²

Garage of 62 m²

Two staircases lead to the first floor, comprising:

Landing + hallway of 8.80 m²

4 bedrooms of 11.75 m² (currently a dressing room), 20.90 m², 17.70 m², and 18 m²

2 shower rooms with WC of 4.30 m² and 2.85 m²

Outbuildings:

Convertible attic space of approximately 100 m² with very high ceilings and exposed stonework and beams, situated above the garage (former barn), offering the potential to create approximately 100 m² of additional living space (possibility of a separate flat with its own entrance via the garage).

The barn wall requires masonry work to be carried out in the near future. Quotes have already been obtained and planning permission, as well as approval from the Architecte des Bâtiments de France, has already been secured. The full cost of this future work will be deducted from the advertised sale price (total cost of the quotes), so you will not bear any of the expense.

The house is ideally situated within walking distance

LOCAL TAXES

Taxe foncière: 771 EUR

NOTES