



## Modern 4 Bedroom House and Guest Annexe,

€485,000

64270, Salies De Bearn, Pyrénées Atlantiques, Nouvelle Aquitaine

Ref: 1701

\* Available \* 4 Beds \* 2 Baths \* 211m2

The architecturally designed house set in 2000m<sup>2</sup> of land with guest house is ideally situated two minutes' drive from the centre of Salies de Béarn with its thermal spa facility.

- Close to shops and cafés
- Close to many river pursuits
- Horse riding and cycling
- Local Produce Markets
- Gîte accommodation
- Golf courses
- Area steeped in History
- Wine region
- Good walking Country
- Tennis in most Villages
- Tourist area

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

## Property Description

The architecturally designed house set in 2000m<sup>2</sup> of land with guest house is ideally situated two minutes' drive from the centre of Salies de Béarn with its thermal spa facility.

Over two floors, and in excellent condition throughout, the main house is composed of an entrance hall, sitting/dining room with enclosed fireplace, kitchen, pantry, utility room, two bedrooms and a bathroom on the ground floor and a mezzanine, two bedrooms and bathroom on the first floor.

The sitting/dining room open out on to a covered terrace and the garden.

The house benefits from gas-fired central heating (underfloor on the ground floor and radiators at first floor), and double glazing with mosquito blinds throughout.

The guest house, built in 2018, is single-storey and offers a sitting/dining room, kitchen, two bedrooms and a bathroom.

A double garage and wine cellar complete the property.

Looking towards the **Pyrénées**, this spot is well sited is an idyllic place that dreams are made of. The seaside and big towns are within an hour from here. Winter sports a couple of hours in the other direction ! Enjoy the local villages, the foods, especially the cheeses, the wine and the markets where you will find fresh local produce to fit all taste. Very popular tourist spot with many famous sites within one hour's drive.

