



## Successful Boutique Hotel on River Oloron,

€770,000

64390, Sauveterre-De-Béarn, Pyrénées Atlantiques, Nouvelle Aquitaine

Ref: 1703

\* Available \* 9 Beds \* 7 Baths

On the most recognised location in S.W France, with its unparalleled views of the Oloron River and medieval village of Sauveterre de Béarn, this charming property is currently run as a successful boutique hotel/ B&B.

- Close to shops and cafés
- Close to many river pursuits
- Horse riding and cycling
- Airports are not far away
- Gîte accommodation
- Golf courses
- Local Produce Markets
- Motorways or good roads to property
- Good walking Country
- Tennis in most Villages
- Wine region

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French Entrée 

## Property Description

Situated at one of the most recognised locations in South West France, with its unparalleled views of the Oloron River and medieval village of Sauveterre de Bearn, this charming property is currently run as a successful boutique hotel.

Extensively and tastefully renovated three years ago this magnificent property has potential for continued B&B use/event hire, a luxury private residence or holiday home. Set over three levels; the ground floor comprises a magnificent entrance hall, spacious sitting/dining room with impressive open fireplace, semi-professional kitchen, art room, office, utility room, pantry and workshop. The 3m ceiling height and large windows offer a light-filled space bringing the landscape and views into the interior. The 1st floor, currently for guest accommodation comprises 4 beautiful bedrooms, also with 3m ceiling height and all with their own en-suite bath or shower room and private balconies offering stunning views of the river and medieval village. The second floor, currently a private apartment features exposed beams, three bedrooms, three bathrooms including a spa bath, a large linen cupboard and a TV room. Under the kitchen is a cellar, used for wine and general storage.

The ground floor accommodation opens onto a 100m<sup>2</sup> terrace ideal for entertaining with boules court and exceptional views. A Zen-like private garden is situated at the rear of the property. The land parcel has significant river frontage and direct access for swimming and fishing. Within the parcel are historic terraced gardens currently cultivated for home-grown vegetables and a caretaker's residence (56m<sup>2</sup>) which requires restoration with potential for additional accommodation.

Sauveterre de Béarn, recognised by the Michelin guide as one of the most beautiful villages in France is conveniently situated between Biarritz and Pau with their respective airport facilities and within 1 hour of the Pyrenees mountains and Atlantic coast. Paris is also just over four hours away by TGV. The village whilst small is fully serviced with bakery, butcher, schools, banks and commerce, bars and restaurants.

# Gallery

