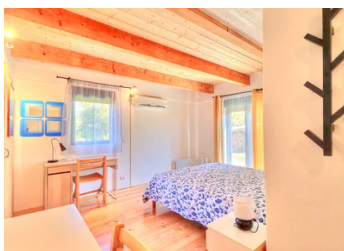
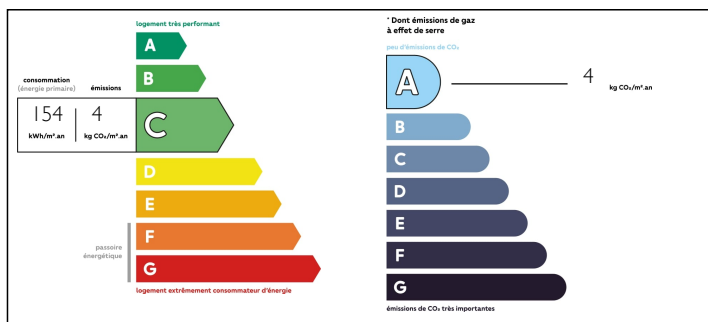


## CHIC CONTEMPORARY VILLA + LOVELY VIEWS + GÎTES + B&B SUITES + POOL + YOGA STUDIO FOR COURSES, EVENTS...



## ENERGY - DPE



## INFORMATION

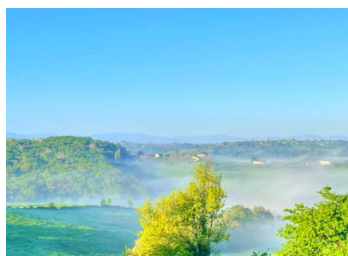
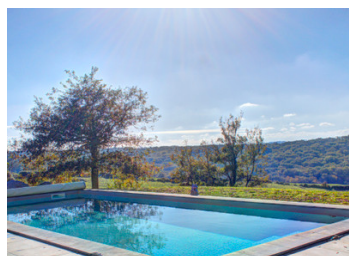
Town:	Salies-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	10
Bath:	6
Floor:	340 m2
Plot Size:	6775 m2

## IN BRIEF

This splendid contemporary villa is in a delightful hillside setting, just minutes away from Salies-de-Béarn and its famous thermal spas - and not far from the pretty riverside towns of Navarrenx and Sauveterre-de-Béarn. Atlantic beach resorts are 45 minutes away to the west; Pyrenean ski resorts are 80 minutes away to the south. The villa is perfect for a wonderful family home, a luxurious holiday home or a Bed & Breakfast business offering yoga retreats, courses, seminars... In addition, there are two gîtes (one unfinished) set away from the villa, which are ideal for renting out to holidaymakers. Set in easy-to-maintain landscaped grounds (6,775m²), the villa also has a wonderful south-facing dining terrace, a heated saltwater swimming pool and panoramic views of the beautiful Béarnaise countryside and to the Pyrénées beyond. The villa has been designed to be bioclimatic and environmentally friendly, with features such as solar panels, aerothermal heat pumps and a...

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.



## LOCAL TAXES

**Taxe foncière: 1283 EUR**

## NOTES

## DESCRIPTION

Built in 2015, this superb property comprises a contemporary villa of 305m<sup>2</sup>, a two-bedroom gîte (35m<sup>2</sup>), a second gîte to finish (approx. 30m<sup>2</sup>) and a heated swimming pool. There is also a self-contained two-bedroom guest suite/apartment/B&B suite within the villa, along with bedrooms suitable for B&B guests - and even a large loft space for hosting yoga retreats, leisure courses, small seminars...

A private drive leads up to the villa and to a double garage (38m<sup>2</sup>), on the villa's lower-ground-floor. Also on this level is a storage room/walk-in pantry and stairs up to the ground floor of the villa.

There is an outdoor parking area in front of the garage - with steps leading up to the villa's front door - or there is a second parking area at ground-floor level behind the villa.

The front door opens into an entrance hall area with storage cupboards on both sides. To the right of the hall is a shower room with a WC, and an arrière-cuisine with a pantry and stairs down to the garage.

The entrance hall opens into a superb open-plan main room with a kitchen area, a dining area and a sitting area. The sitting area has a large wood-burning stove - and floor vents keep the room warm in the winter months and cool during the summer months - just one of several environmentally friendly features incorporated into the villa's bioclimatic design.

The room faces south and sliding picture windows the length of the room open...