



French Character Homes



... belles demeures dans le Sud-Ouest

Historic property in the heart of the Medieval town of Sauveterre de Bearn



€ 262,500 fai

FCH1149

Located at the foot of the medieval city of Sauveterre-de-Béarn, this authentic 18th-century Béarnaise house offers a unique living environment steeped in history. Built on the foundations of the 12th-century mill of Gaston Fébus's château, the property enjoys a truly exceptional setting along the banks of the Gave d'Oloron. It boasts uninterrupted views of the river — a rare and precious feature.

The house offers approximately 170 m² of living space spread over two levels (ground floor and upper floor), requiring full renovation. This is a fantastic opportunity for those with vision and a passion for historic restoration. The property sits on a plot of around 1,200 m², and it is sold with a second, non-adjoining parcel of land of about 500 m² located nearby — ideal for additional garden space, a vegetable plot, or parking.

In addition to its historic charm, the house is perfectly positioned for nature and leisure lovers. The river at your doorstep invites you to enjoy swimming, paddle boarding, or white-water rafting, while a golf course lies just 15 minutes away at the thermal spa town of Salies de Bearn. The peaceful surroundings and stunning views make this a serene escape, yet all essential amenities — shops, schools, services — are within walking distance in the lively village centre.

The property also benefits from good accessibility. The A64 motorway is just 10 minutes away, while the beaches of the Atlantic coast and the Biarritz airport can be reached in only 45 minutes. Whether you're looking for a full-time residence, a

holiday retreat, or a unique rental project, this historic home offers extraordinary potential in one of the most picturesque and culturally rich areas of southwest France.

Information on the risks to which this property is exposed is available on the website Géorisques -
<https://www.georisques.gouv.fr>

Property Features

Additional Information

Habitable Space : 170 m ²	No of Rooms Total : 4	No. Reception Rooms : 2	No. of Bedrooms : 1
Bathrooms : 0	Shower Rooms : 1	W.Cs : 2	Utility Room :
Tax Fonciere : € 326.00	Heating : None	Hot Water : Electric	

Construction

Services

Year : 1800	Type : Residential	Tele / ADSL : None	Drainage : Fosse septique micro station
Roof : Tiled		Glazing : Single Glazing	Eco Features :

Grounds

Ancillary Buildings

Land Area : 1745 m ²	Boundary : Fenced
Terrace : Yes	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : No	
Outbuildings : Small cellar	

For Further Information, please contact.

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