

## Elegant 18C Country Manor House with 2 Guest Cottages, Barn & 12 acres of Land



**€ 600,000 fai**

**FCH1163**

Set in an elevated position at the end of a long, tree-lined driveway, within 5.8 hectares of private grounds, this substantial 18th-century country Manor House enjoys a commanding position with views across to the Pyrenees. Just five minutes from the charming spa town of Salies-de-Béarn, the property has been cherished as a family home for over a century and is now ready to welcome its next custodians.

The estate's origins are thought to date back to the 16th century, when a hunting lodge stood on the site for King Henri IV of France. The present-day Manor House, built in the 1700s, carries subtle reminders of its royal connection: carved Marguerite de Navarre motifs can still be found in the doors and grand staircase, a symbol of protection and a tribute to Henri IV's grandmother.

The Manor House is generously proportioned, arranged over three floors with south-east facing, full-height period windows that fill the rooms with light. Its elegant layout includes seven bedrooms, three reception rooms, a grand sweeping staircase, and a large dry cellar beneath. Period features abound throughout, though the house now requires sympathetic updating to restore it to its full grandeur.

The estate also includes a beautifully restored one-bedroom guest cottage, a second one-bedroom cottage in need of renovation, offering further potential and a large stone barn of 81m<sup>2</sup>.

The 12 acres (5.8 hectares) of land are divided between gardens, pasture, and woodland, offering both privacy and scope for equestrian or agricultural use.

This is a rare opportunity to acquire an 18C Manor House which has retained its period features and is brimming with character - offering outstanding potential in one of southwest France's most sought-after settings.

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 : 432 m²	No of Rooms Total : 10	No. Reception Rooms : 3	No. of Bedrooms : 7
Bathrooms : 2	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 3000.00	Heating : Gas-fired	Hot Water : Gas-fired	

### Construction

### Services

Year : 18th Century	Type : Residential	Tele / ADSL : Yes	Drainage : Septic Non-Conform
Roof : Slate : New Slate in 1980s		Glazing : Single	Eco Features :

### Grounds

### Ancillary Buildings

Land Area : 58500 m²	Boundary : Partially enclosed
Terrace : Yes	Garden Well : Natural Source
Garage : No	Car Port : Yes
Swimming Pool : No	
Outbuildings : BARN : 81m2	

**For Further Information, please contact.**

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