## 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 81m².

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 : € 2620.00 Heating : Gas-fired Hot Water : Gas-fired

Construction Services

Year: 18th Century Type: Residential Tele / ADSL: Yes Drainage: Septic Non-Conform

2 Cottages - 66 + 75m2

Roof : Slate : New Slate in 1980s

Glazing : Single Eco Features :

Grounds
Ancillary Buildings

Land Area: 58500 m<sup>2</sup> 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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