



French Character Homes



... belles demeures dans le Sud-Ouest

Elegant Napoleon III Manor House in the Heart of Popular Thermal Spa Town



€ 595 000 fai

FCH1180

Offering 435m² of habitation over three floors, the property combines family comfort, historical elegance, and a wide range of layout possibilities as a primary residence, guesthouse, tourist venture, or professional project.

Upon entering the Manor House a beautiful chestnut staircase and high ceilings immerse you in the warm atmosphere of a home full of character. The ground floor includes three elegant reception rooms, a spacious kitchen opening onto a south-facing terrace, a laundry room, a shower room, a separate toilet, and a wine cellar.

On the first and second floors, you'll find 9 bedrooms, several bathrooms, a library with a fireplace, a walk-in closet, offices and areas for play and relaxation. Three of the bedrooms open onto a charming south-facing gallery balcony, typical of the local architectural style. The convertible attic space offers exceptional volume and the possibility to create additional rooms to suit your needs.

At the rear of the house, a rare landscaped park in the town center holds delightful surprises: a palm grove, rows of bamboo, a bicentennial plane tree, a stream, a well, picnic areas, and even direct access to the Le Saleys river. A true haven of peace. A set of 8 enclosed garages completes this exceptional property.

As expected of a property in this location, the Manor House is connected to mains gas and mains drainage and renovations to

the roof elevations have been carried out between 1998 and 2015. However, some remodeling of the floor plan should be anticipated, particularly over the first and second floors, to suit modern day requirements.

Just a few minutes' walk from the thermal baths, shops, restaurants, cafés, cinema, medical services, and public transport, this property enjoys a prime location. Salies-de-Béarn, known as the "Salt City" and a renowned spa town, lies between the Atlantic coast (Biarritz) and the Pyrenees ski resorts, with close access to TGV train stations, highways, and Spain.

This is a rare, historic property with high potential. Whether for a family, tourist, or professional project, this manor house offers a unique lifestyle in one of the most charming villages in the South-West of 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 : 435 m ²	No of Rooms Total : 18	No. Reception Rooms : 3	No. of Bedrooms : 9
Bathrooms : 1	Shower Rooms : 3	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 1534.00	Heating : Mains Gas	Hot Water : Gas Boiler	

Construction

Services

Year : 1860	Type : Residential	Tele / ADSL : Fibre Optic	Drainage : Mains Drainage
Roof : Slate Tiled. Revisions: 1998 to 2015		Glazing : Single Glazed	Eco Features :

Grounds

Ancillary Buildings

Land Area : 2,800 m ²	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : Yes
Garage : 8 Garages	Car Port : No
Swimming Pool : No	
Outbuildings : 8 private garages	

For Further Information, please contact.

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