

Attractive Neo-Bearnaise Property in Popular Thermal Spa Town



€ 485,000 fai

FCH1092

A beautifully presented, light and spacious, four bedroom property set in a quiet residential quarter of the popular thermal spa town of Salies de Bearn. This well proportioned family residence, conveniently situated just 5 minutes from the town centre, is offered for sale with around an acre of private gardens.

Built in 1985, the property has been professionally upgraded and extended, including in recent years, a revision of the roof, upgrade of electricity, the installation of reversible climate control units and a new micro-station septic tank.

The property is light and appealing with a large sitting room, set around a feature fireplace, and open to the first floor mezzanine. A separate dining room, kitchen with utility area, WC and shower room, plus master bedroom with dressing room can also be found on the ground floor. A south facing terrace, accessed from all of the ground floor rooms provides the perfect spot for outdoor dining, overlooking the mature gardens. On the first floor, the mezzanine and gallery lead to three further bedrooms, a bathroom and a separate WC.

The spa town of Salies de Bearn is a popular tourist destination, famous for its salt waters and thermal spa baths. The town also boasts a Casino, a cinema, a 9-hole Golf Course and plenty of seasonal events and festivals to appeal to all age groups. Situated only 40 minutes from the Atlantic coast and one hour from the ski resorts of the Pyrenees, this is an ideal holiday destination.

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 : 165 m²	No of Rooms Total : 6	No. Reception Rooms : 1	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 1	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 1780.00	Heating : Heat Pump with Reversible Climate Control, Wood Bu	Hot Water : Electric water tank	

Construction

Year : 1985	Type : Residential
Roof : Tiled. Revision 2023	

Services

Tele / ADSL : Yes / Yes	Drainage : Micro station septic tank
Glazing : Double Glazing	Eco Features : Double Glazing and Heat Pump Heating

Grounds

Land Area : 3,650 m²	Boundary : Partially enclosed
Terrace : Yes	Garden Well : No
Garage : In Basement	Car Port : No
Swimming Pool : No	
Outbuildings : No. Basement 75m2	

Ancillary Buildings

For Further Information, please contact.

Joanne Davey

French Character Homes
Telephone: +33 (0)5 59 12 28 13
Mobile: +33 (0)6 77 70 21 98
sales@frenchcharacterhomes.com
www.frenchcharacterhomes.com

Document non-contractuel Mandat 2411 1092

S.A.S. French Character Homes

R.C.S. PAU: 514275239 N° TVA : FR86514275239
Carte Transaction Immobilière CPI 6402 2017 000 019 047
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris