

## 15th Century Fully Renovated Town House in Sauveterre de Béarn



**€ 370,000 fai**

**FCH1125**

A magnificent town house, complete with picturesque "bearnaise balcony", entirely renovated and dating back to the 15th century, situated in the historic, hilltop town of Sauveterre de Béarn. This charming property offers approximately 240m<sup>2</sup> of habitable space, plus a two storey barn serving as a garage on the ground floor and two rooms for conversion on the first floor.

Having undergone extensive renovations in the past 3 years, this beautiful property seamlessly marries period authenticity with modern day comforts such as; hard-wood double glazed windows, replicating the original frames, and reversible climate control heating / air conditioning units. The ground floor entrance leads directly into one of the 4 receptions rooms; a large but cosy sitting room set around the feature fireplace, fitted with a wood burning stove. The first of two staircases can be found at the end of the sitting room, along with a discretely positioned shower room and WC. A large kitchen, second reception room, large formal dining room with feature mullion window and spacious office complete the series of adjoining rooms on the ground floor. The upper floor provides three large bedrooms, one of which accesses the balcony overlooking the gardens, a dressing room and two shower rooms with toilets.

This magnificent property is situated in the historic part of the medieval hilltop town, just a few steps away from the village shops and restaurants. The river "Gave d'Oloron" lies at the foot of the hill, famous for its salmon and trout fishing and popular for seasonal kayaking, swimming and picnics. There are several interesting historical villages scattered within easy access by car or bike and within an hour of driving, one can be at the beach surfing or skiing in the mountains.

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 : 243 m²	No of Rooms Total : 8	No. Reception Rooms : 4	No. of Bedrooms : 3
Bathrooms : 0	Shower Rooms : 3	W.Cs : 3	Utility Room : No
Tax Fonciere : € 734.00	Heating : Heat Pump / Reversible Climate Control / Wood Burn	Hot Water : Electric	

### Construction

Year : Origins 15th Century	Type : Residential
Roof : Partially Renovated in 2024	

### Services

Tele / ADSL : Fibre Optique	Drainage : Main Drainage
Glazing : Double Glazing	Eco Features : Double Glazing, Heat Pump

### Grounds

Land Area : 500 m²	Boundary : Enclosed
Terrace : South Facing Balcony	Garden Well : No
Garage : In Barn	Car Port : No
Swimming Pool : No	
Outbuildings : Attached Barn	

### Ancillary Buildings


For Further Information, please contact.

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