

## **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 m <sup>2</sup>	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 m <sup>2</sup>	Boundary : Partially enclosed
Terrace : Yes	Garden Well : No
Garage : In Basement	Car Port : No
Swimming Pool : No	
Outbuildings : No. Basement 75m <sup>2</sup>	

### Ancillary Buildings

**For Further Information, please contact.**

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