



## Imposing Former Farm in a Charming Village



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Weboldal:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 316,500

### Elhelyezkedés

Ország:	France
Irányítószám:	64270
Feladta:	2026. 01. 27.

#### Leírás:

**REDUCED in price** - Discover this prestigious old farm in the heart of the small charming village of Escos, less than a 15 minute drive from Sauveterre-de-Bearn.

Fronted by a large courtyard and surrounded by its multiple outbuildings, this property has huge potential for development.

Habitable as is, with some decoration and refurbishment, the property would be the perfect home for enjoying idyllic French country living.

- Ground floor: you will find a kitchen, living room, dining room, bedroom, pantry, bathroom and a toilet.
- First floor: the landing leads to four bedrooms which each have their own water point.

There is also an attic ready to be converted into additional accommodation which is approximately 100m<sup>2</sup>.

The several outbuildings offer you different opportunities depending on your project.

The location is ideal as you are near the market towns of Sauveterre-de-Bearn, Salies-de-Bearn and



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Peyrehorade which all offer all year round entertainment.

Less than an hour from the coast and just over an hour from the mountains, this property is attractively situated.

Land tax 800 Euro / year

- Areas:

- 1 Living room/kitchen 53 m2
- 1 Bedroom 13 m2
- 1 Bedroom 11 m2
- 1 Bedroom 12 m2
- 1 Bathroom 6 m2
- 1 Lavatory 1 m2
- 1 Lobby 2 m2
- 1 Corridor 5 m2
- 1 Cupboard 2 m2
- 1 Pantry 5 m2
- 1 Terrace 74 m2
- 1 Garage 21 m2
- 1 Land 2,010 m2

- Proximities:

- Airport 45 minutes
- Town centre 5 minutes
- TGV station 20 minutes
- Ski slope 90 minutes
- Beach 45 minutes

- Services:

- Double glazing
- Electric shutters

The department of Pyrenees-Atlantiques is situated in the Aquitaine region of South-West France, it is called Pyrenees-Atlantiques due to its geographical location being bordered by the Atlantic Ocean to the west and the Pyrenees mountains to the South. Given the proximity with Spain, this department has always conserved special economical and cultural links with the neighbouring country.

Pyrenees-Atlantiques included the former provinces of Bearn, Gascony and Guyenne. The southern part of the department forms the homeland for the French Basque community. The Basques have a long tradition in this part of France and this presence is very evident in the local Basque language, history and local culture.

Thanks to quality accommodation and cheap flights to the Pyrenees airports of Pau & Biarritz, the Pyrenees-Atlantiques is increasingly appealing to holidaymakers, nature lovers and property purchasers



from France and abroad.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Állapot: Good

## **Gyakori**

Hálósobák: 5  
Fürdőszobák: 2  
Telekméret: 2010 nm

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.094.331

