



## A Wonderful Opportunity for Luxury Living



### Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 198,319.49

### Localização

Country:	França
CEP:	64270
Adicionado:	03/03/2026

#### Informação adicional:

A Wonderful Opportunity for Luxury Living, set between Sauveterre de Bearn and Peyrehorade, 15 minutes from Salies de Bearn, we present this beautiful one-bedroom apartment in the heart of wooded parkland gardens with a swimming pool. As soon as you enter, you will be won over by the brightness of the rooms and the charm of the place. The 42m2 living room, in particular, offers a lovely space with views of the park, the pool, and the Pyrenees. There is a separate kitchen, a spacious bedroom, and a bathroom & WC.

The Chateau d'Escos is equipped with a lift, bicycle storage, parking, and a barbecue area.

Steeped in history, the property located in a picturesque area offers many outdoor activities including access to a former rail track, now used for walks and bike rides along the river.

You will also discover local markets in Sauveterre de Bearn and Peyrehorade with their produce, or a swim and massage in the spa of Salies de Bearn.

Coastal resort 45 minutes.

Spain about 1hour.



The co-ownership includes 23 lots.

- Areas:

Entrance 8 m<sup>2</sup>

Living room/dining area 43 m<sup>2</sup>

Kitchen 9 m<sup>2</sup>

Bedroom 18 m<sup>2</sup>

Bathroom / Lavatory 5 m<sup>2</sup>

- Services:

Double glazing

Lift

Bike rental

Condominium pool

- Proximities:

Airport 60 minutes

Highway 20 minutes

Movies 15 minutes

Hospital/clinic 15 minutes

Sea 40 minutes

Ski slope 75 minutes

Supermarket 5 minutes

Agency fees, VAT included, payable by buyer

Land value tax 475 Euro a year.

Fees 1536 Euro a year.

Estimated annual energy expenditure for standard use, established based on energy prices for the year 2021 : 1430 - 1950 Euro.

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)

## Comum

Quartos de dormir:	1
Banheiro:	1
Tamanho do lote:	84 m <sup>2</sup>

## Utility details

Heating:	Sim
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX8.229.939
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IMLIX

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<https://www.imlix.com/pt/>

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