

CHARMING 15th-CENTURY TOWNHOUSE TO RENOVATE + HISTORIC & UNIQUE + IDEAL B&B, GÎTE D'ÉTAPE, CHIC FAMILY HOME!



INFORMATION

Town:	Oloron-Sainte-Marie
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	65 m2



IN BRIEF

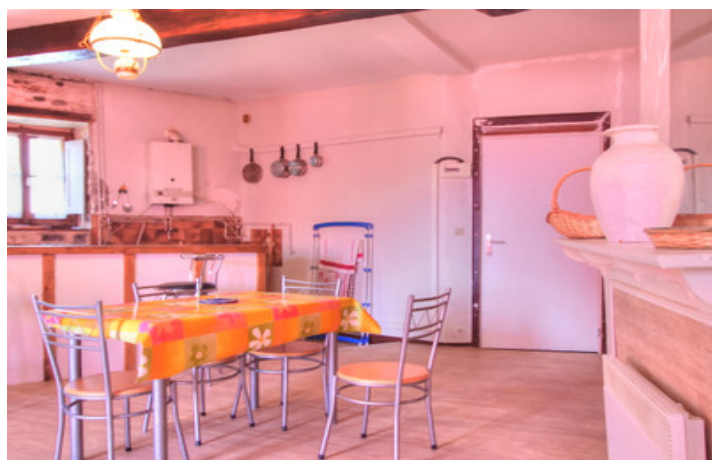
Currently divided into three apartments, this stunning half-timbered townhouse is in an ideal location in the historic hilltop area of Oloron-Ste-Marie. Once renovated, the property will be ideal for an elegant family home, a luxurious holiday home, rental apartments or a chic Bed & Breakfast business. The house would also be perfect as a "Gîte d'Étape", offering good-value overnight accommodation for pilgrims following the Chemin-de-St-Jacques-de-Compostelle. Situated in a peaceful hilltop location on the Chemin, the property is close to an historic landmark often visited by pilgrims, yet is just a short stroll away from numerous shops, bars and restaurants. With ski resorts in the Pyrénées about 40 minutes away to the south and beach resorts on the Atlantic coast just 80 minutes away to the west, this unique 15th-century townhouse has so much potential... whatever your project!

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 750 EUR

NOTES

DESCRIPTION

Classed by the town as a building of architectural significance ("bâti ancien intéressant d'un point de vue architectural"), this three-storey, half-timbered townhouse has a brick façade and dates back to at least 1450. Set on "stilts" and facing south, the townhouse has fantastic views of the Pyrénées from the upper floors.

The property is currently divided into three independent apartments, but could easily be reconverted into one dwelling to create a fabulous family home or second home.

Connected by a traditional wooden staircase, the three apartments comprise a ground-floor studio apartment of 27m², a loft-style apartment of 62m² on the first floor and a loft-style apartment of 60m² on the second floor.

The ground-floor studio apartment has a mezzanine sleeping area, along with a kitchen area and a shower room.

The first-floor apartment has an open-plan main room with a huge stone fireplace (not currently usable), an adjoining sleeping area and a separate bathroom. The beautiful ancient brickwork visible on the building's façade has been left exposed in this apartment.

The second-floor apartment has been partially updated and has an open-plan main room, an adjoining sleeping area and a separate shower room.

If you are looking for an investment property, the townhouse could be ideal for long-term rentals or for short-term holiday lets, either as one large property or as three apartments.

Should you prefer to set up a tourism-related business, the property would be ideal for a boutique Bed & Breakfast or a "Gîte d'Étape" for accommodating pilgrims following the...