

# French Character Homes

...belles demeures dans le sud ouest

## Imposing Manor House Over Three Floors With Pyrenees Views



€ 371,000 fai

FCH532

An imposing town house situated in the historical town of Oloron Sainte Marie, gateway to the Pyrenees ski stations of Gourette and La Pierre St Martin. This grand family home boasts immense charm and character and offers 5 bedrooms over 3 floors with an enormous basement convertible for additional living space.

Steps lead to the first floor entrance hallway, from which a bedroom, kitchen, shower room and a large, formal open plan reception room serving as salon and dining room. On the second floor there are a further two bedrooms, one with en-suite bathroom and a second open plan reception room. A small kitchen on this floor could easily be converted to a guest bathroom. On the third floor is the former maid's quarters with two bedrooms and a dressing room which could be converted into a bathroom.

Surrounded by private gardens of 2,200m<sup>2</sup> with a gated entrance, the property also has a lower ground floor basement, providing a cellar, wine store, boiler room and games room / additional bedroom.

## Property Details : FCH532 - € 371,000

### ACCOMMODATION SUMMARY

Habitable Space : 365 m<sup>2</sup>      No of Rooms Total : 12

No. Reception Rooms : 2      No. of Bedrooms : 5

Bathrooms : 1      Shower Rooms : 1

W.Cs : 2      Utility Room : Yes

Tax Fonciere : € 0.00

Heating Method : Gas Fired (Mains)

Hot Water Method : Electric

### ACCOMMODATION DETAILS

#### Basement

Guest Bedroom 6 (24 m<sup>2</sup>)      Cellar (18.3 m<sup>2</sup>)

Wine Cellar (4.3 m<sup>2</sup>)      Workshop (22.15 m<sup>2</sup>)

Boiler / Utility Room (25.7 m<sup>2</sup>)

#### Ground Floor

Entrance Hallway & Salon (10 m<sup>2</sup>)      Bedroom 1 (17 m<sup>2</sup>)

En-Suite Washroom (4 m<sup>2</sup>)      Kitchen (18 m<sup>2</sup>)

Shower Room (7 m<sup>2</sup>)      Reception Room II (43 m<sup>2</sup>)

#### First Floor

Bedroom 2 (17 m<sup>2</sup>)      Kitchen (7 m<sup>2</sup>)

Reception Room II (40.58 m<sup>2</sup>)      Bedroom 3 (16.4 m<sup>2</sup>)

En-suite Bathroom for Bed (3.7 m<sup>2</sup>)

#### Second Floor

Bedroom 4 (13 m<sup>2</sup>)      Dressing Room (5.6 m<sup>2</sup>)

Bedroom 5 (13 m<sup>2</sup>)      Attic Space (24 m<sup>2</sup>)

### SITUATION

Secteur : Aquitaine      Location : Oloron Sainte Marie, 40 Minutes From Ski Stations

Orientation : South      View : Mountains & Town

### CONSTRUCTION

Year : 1930      Type : Residential

Roof : Slate      Condition : Good Condition

### SERVICES

Tele / ADSL : Yes / Yes      Drainage : Mains

Water Supply : Mains      Electricity : Mains

### GROUNDS

Land Area : 2200 m<sup>2</sup>      Boundary : Partially Enclosed

Terrace :      Garden Well : No

Garage : Yes - Double      Car Port : No

Swimming Pool : No

Outbuildings : Double Garage

### GITE / OUTBUILDING DESCRIPTION

**For Further Information, please contact.**

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Document non-contractuel Mandat 532

**French Character Homes SARL**

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Carte Transaction Immobilière 2009-1412-T délivrée  
par la Préfecture des Pyrénées Atlantiques.

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