

## **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		SITUATION	
Habitable Space : 365 m <sup>2</sup>	No of Rooms Total : 12	Secteur : Aquitaine	Location : Oloron Sainte Marie, 40 Minutes From Ski Stations
No. Reception Rooms : 2	No. of Bedrooms : 5	Orientation : South	View : Mountains & Town
Bathrooms : 1	Shower Rooms : 1	<b>CONSTRUCTION</b>	
W.Cs : 2	Utility Room : Yes	Year : 1930	Type : Residential
Tax Fonciere : € 0.00		Roof : Slate	Condition : Good Condition
Heating Method : Gas Fired (Mains)		<b>SERVICES</b>	
Hot Water Method : Electric		Tele / ADSL : Yes / Yes	Drainage : Mains
<b>ACCOMMODATION DETAILS</b>		Water Supply : Mains	Electricity : Mains
Basement		<b>GROUNDS</b>	
Guest Bedroom 6 (24 m <sup>2</sup> )	Cellar (18.3 m <sup>2</sup> )	Land Area : 2200 m <sup>2</sup>	Boundary : Partially Enclosed
Wine Cellar (4.3 m <sup>2</sup> )	Workshop (22.15 m <sup>2</sup> )	Terrace :	Garden Well : No
Boiler / Utility Room (25.7 m <sup>2</sup> )		Garage : Yes - Double	Car Port : No
Ground Floor		Swimming Pool : No	Outbuildings : Double Garage
Entrance Hallway & Salon (10 m <sup>2</sup> )	Bedroom 1 (17 m <sup>2</sup> )	<b>GITE / OUTBUILDING DESCRIPTION</b>	
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> )		

**For Further Information, please contact.**

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