

**Between the mountains and the sea charming property in the heart of a lovely village.**



**€ 182.000 fai**

**FCH1034**

Lovely traditional stone built Basque village house dating from 1800. The property has been recently lived in primarily on the first floor and there is some renovation to be carried out on the ground floor. Enormous potential to create a lovely family home with the existing living area of 174m<sup>2</sup> plus the adjoining barn adding 90m<sup>2</sup> downstairs and 60m<sup>2</sup> on the first floor.

From the spacious main entrance on the ground floor a door on the right leads into the summer kitchen with fireplace and double doors leading onto the terrace and gardens. The rest of the downstairs accommodation is composed of a small sitting room, dining room, bathroom, WC and utility room with access to the adjoining barn.

Taking the staircase up to the first floor you enter lovely sitting room with doors leading onto the long south facing balcony and views of the hills. The main bedroom also has access to this balcony and access to a small covered gallery facing East. There are two further bedrooms, a kitchen, bathroom, WC, and access to the first floor of the barn of 60m<sup>2</sup> to renovate.

Downstairs the barn has great potential with its double access onto the lane and double doors into the gardens of 916m<sup>2</sup> which extend from one lane to another and planted with mature trees and shrubs.

Situated in this lovely village in the rolling foothills of the Pyrenees with a renowned restaurant, small supermarket, excellent

butcher, boulangerie, chemist and medical centre.

Nestled between the mountains and the sea the property is ideally placed halfway between the market towns of Mauleon Licharre and Oloron Sainte Marie and 45 minutes from the ski stations of La Pierre St Martin and Issarbe. The beaches of Biarritz and the Atlantic coast are just over an hour away and the airports of Pau, Lourdes/Tarbes and Biarritz.

A walkers paradise with the chemin de St Jacques de Compostelle at the edge of the village and the nearby GR10 which traverses the Pyrenees from the Atlantic coast in the West to the Eastern Mediterranean coast.

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

## Property Features

### Additional Information

Habitable Space : 170 m²	No of Rooms Total : 7	No. Reception Rooms : 3	No. of Bedrooms : 4
Bathrooms : 2	Shower Rooms : 0	W.Cs : 2	Utility Room : Yes
Tax Fonciere : € 460.00	Heating : Electric	Hot Water : Electric Cumulus	

### Construction

Year : 1800	Type : Maison du village
Roof : Slate relaid in 2010	

### Services

Tele / ADSL : Yes	Drainage : Mains Drainage
Glazing : Single Panes	Eco Features :

### Grounds

Land Area : 916 m²	Boundary : Enclosed
Terrace :	Garden Well : No
Garage : In Barn	Car Port : No
Swimming Pool : No	
Outbuildings : Adjoining Barn 90m2	

### Ancillary Buildings

**For Further Information, please contact.**

**Joanne Davey**

French Character Homes  
Telephone: +33 (0)5 59 12 28 13  
Mobile: +33 (0)6 77 70 21 98  
[sales@frenchcharacterhomes.com](mailto:sales@frenchcharacterhomes.com)  
[www.frenchcharacterhomes.com](http://www.frenchcharacterhomes.com)

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**S.A.S. French Character Homes**

R.C.S. PAU: 514275239 N° TVA : FR86514275239  
Carte Transaction Immobilière CPI 6402 2017 000 019 047  
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris