



French Character Homes



... belles demeures dans le Sud-Ouest

Beautiful Village Property with Swimming Pool in the Rolling Foothills of the Pyrenees



€ 432000 fai

FCH1177

Dating from 1831 this handsome stone property over 3 levels has benefited from a more recent extension to create a lovely spacious home. This part of the house on 2 levels has a lovely large sitting room of 52m2 and a staircase leading to the master suite with shower room and dressing room and lovely views of the mountains and surrounding countryside. The main entrance in the original part of the house opens into a living room with a fireplace fitted with a wood burner. Here there are views of the garden and pool beyond the veranda. Leading to the fully fitted kitchen, utility room and bathroom with WC. A staircase leads up to the 3 bedrooms, WC and bureau and the very spacious games room which covers the entire second floor.

The pretty wooden veranda runs along the back of the house giving access to the wrap around terrace and the pots of flowers around the swimming pool. The beautiful gardens are planted with many flowering shrubs and trees and the dappled shade provided by the palm trees and banana palms lend an exotic note an ideal place to while away a sunny afternoon.

The driveway leads to the large double garage with extra storage place and a wine cellar.

The village is situated between the market towns of Oloron Sainte Marie and Mauleon Licharre. The village has a variety of shops and services with a choice of restaurants, a good butcher, excellent boulangerie/patisserie, a small supermarket. There is a primary school, co-working place, and a medical centre with a chemist.

The towns of Mauleon Licharre and Oloron Sainte Marie have a large choice of shops and amenities and many food, music and dance festivals throughout the year. The railway station of Oloron Sainte Marie has a direct line to Pau and then on to the rest of France, there is also a lovely scenic route down the Aspe Valley from Oloron.

Located between the mountains and the sea this area is known for its large choice of sporting activities including rock climbing (Oloron has the highest indoor wall in Europe) water sports, rafting, hydro speed, canyoning and of course its ski stations which are just 45 minutes from the property close to the Spanish border. An area renowned for its hiking trails, the famous GR10 which runs from the Mediterranean coast to the Atlantic coast and the Chemin de St Jacques de Compostelle which borders the village.

The beautiful beaches of Biarritz and the Atlantic coast are 1hr15 from the property and the area is served by the 3 airports of Lourde/Tarbes, Pau and Biarritz.

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 : 233 m ²	No of Rooms Total : 7	No. Reception Rooms : 3	No. of Bedrooms : 4
Bathrooms : 1	Shower Rooms : 1	W.Cs : 3	Utility Room :
Tax Fonciere : € 1618.00	Heating : Electric	Hot Water : Electric	

Construction

Services

Year : 1831	Type : Residential	Tele / ADSL : Fibre	Drainage : Mains Drainage
Roof : Slate		Glazing : Double	Eco Features : Double glazing

Grounds

Ancillary Buildings

Land Area : 1281 m ²	Boundary : Fenced
Terrace : 25m ²	Garden Well : No
Garage : Double garage 50m ²	Car Port : No
Swimming Pool : 8 x 4.5m	
Outbuildings : No	

For Further Information, please contact.

Document non-contractuel Mandat 2511 1177

Joanne Davey

S.A.S. French Character Homes

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

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