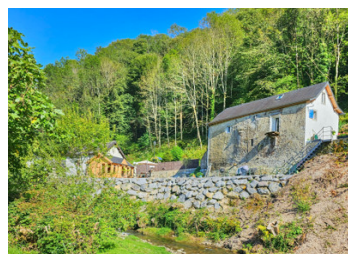
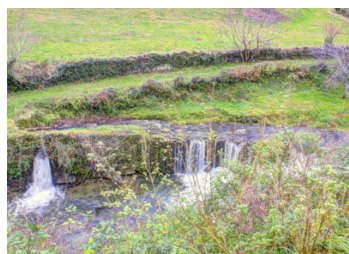
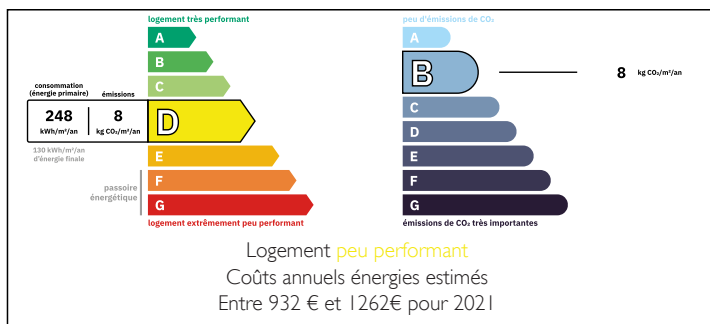


## CHARMING RIVERSIDE COTTAGE + PRETTY SUMMERHOUSE WITH SPA + LOVELY MOUNTAIN VIEWS + IDEAL SIZE FOR GÎTE/B&B...



## ENERGY - DPE



## INFORMATION

Town:	Oloron-Sainte-Marie
Department:	Pyrénées-Atlantiques
Bed:	2
Bath:	1
Floor:	108.5 m2
Plot Size:	803 m2

## IN BRIEF

In excellent condition and ready to move into, this charming riverside cottage would be perfect for a couple or for first-time-buyers as a permanent home a holiday home or a pied-à-terre. Should you have guests to stay, the converted loft can be used as a bedroom, as could the summerhouse. The lower-ground-floor of the cottage (42m²) could also be transformed into more living space, bedrooms...

The cottage could also be rented out to holidaymakers, who will love its proximity to ski resorts (30 – 40 minutes) and beach resorts (90 minutes). In addition, you could offer B&B accommodation to pilgrims following the Chemin-de-St-Jacques pilgrim route, which passes through the village and up to the Spanish border.

There is a lovely decked terrace for outdoor dining - which overlooks the river and its waterfalls - where you can enjoy sunny breakfasts,...

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.



## DESCRIPTION

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Located on the outskirts of a pretty village, this super property comprises a cottage built in 1820, a wooden summerhouse, a riverside garden with terraces of about 500m<sup>2</sup> and a separate garden of 240m<sup>2</sup> (opposite the cottage).

Beautifully renovated by the current owners in 2022, the cottage would be ideal for a couple or for first-time-buyers. It is completely ready to move into - and should you require more living space in the future, the lower-ground-floor of 42m<sup>2</sup> could be renovated and converted. In the meantime, a wooden summerhouse of 19.8m<sup>2</sup> provides extra space for guests to stay!

From the road, curved stone steps lead up to the front door of the cottage, which opens into a light and airy, open-plan main room with a sitting area, a dining area and a kitchen area.

Beyond the main room, there is a shower room with a WC and a master bedroom, which overlooks the river. A suspended concrete slab accessible via a door in the master bedroom could be used for creating a little balcony, if desired.

From the main room, a spiral staircase leads up to a mezzanine floor above the main room. This area has been converted into a loft-style bedroom, but could also be used as an office.

A second spiral staircase in the main room leads down to the lower-ground-floor of the cottage (42m<sup>2</sup>), which is currently used as a utility room and for storage. Once completed, this floor could provide additional living space in...

## LOCAL TAXES

**Taxe foncière: 150 EUR**

**Taxe habitation: EUR**

## NOTES