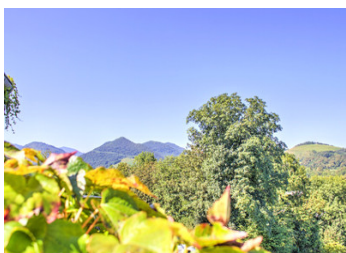


SOLD - 3-STOREY TOWER + VALLÉE D'ASPE + SUPERB VIEWS + IDEAL PIED-À-TERRE, HOLIDAYS, B&B, GÎTE



INFORMATION

Town:	Oloron-Sainte-Marie
Department:	Pyrénées-Atlantiques
Bed:	2
Bath:	2
Floor:	109 m2
Plot Size:	725 m2



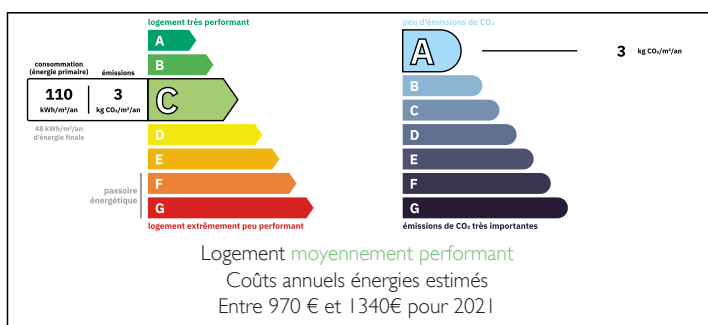
IN BRIEF

SOLD - Are you looking for a unique property with stunning panoramic views? If so, this amazing tower will be perfect for you!

With 109m² of habitable living space on three floors, it is an ideal size for first-time-buyers, a couple, a small family or to rent out long-term as an investment property. It can be a permanent home, a holiday home, a pied-à-terre... and the first two floors could be transformed into cosy living space and bedrooms for visiting friends and family or for B&B guests.

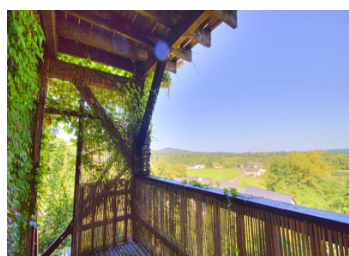
The tower could also be rented out to holidaymakers, who will love its proximity to ski resorts (45 – 60 minutes), beach resorts (just over 90 minutes) and Spain. In addition, you could offer B&B accommodation to walkers following the nearby Chemin-de-St-Jacques-de-Compostelle pilgrim route.

ENERGY - DPE



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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SOLD - Located on the outskirts of a pretty village in the Vallée d'Aspe, this delightful tower of 109m² is thought to date from the 11th century.

Renovated by the previous owner in 2019, the tower is currently a cosy permanent home and is ideal for a couple, a small family or for first-time-buyers. Alternatively, it could be rented out as a gîte to holidaymakers, a "Gîte d'Étape" for pilgrims walking the Chemin-de-St-Jacques-de-Compostelle or for Bed & Breakfast guests.

The top floor of the tower is completely ready to move into as a studio apartment, but you will probably want to modernise and redecorate the rooms on the ground floor, the first floor and the garden-level facilities. You could also change the layout of the tower to create more living space, bedrooms and shower rooms.

The tower is located at the far end of a lane, which passes through a small development of bungalows. The tower has its own private parking area, which is large enough for two or three cars.

The front door of the tower opens into an open-plan kitchen/dining room with a wooden balcony overlooking the garden. To one side of the room, there is access to a shower room, which is equipped with a vanity unit and two showers. There is also a separate WC.

The first floor is currently used as a sitting room, but has previously been used as a bedroom for B&B guests. This floor also has a wooden balcony overlooking the...

LOCAL TAXES

Taxe foncière: 486 EUR

Taxe habitation: EUR

NOTES