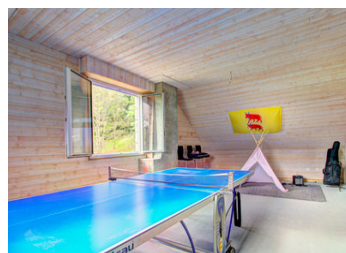


SOLD - ELEGANT VILLA IN THE VALLÉE D'OSSAU! SUNNY CONSERVATORY + FABULOUS VIEWS OF THE PYRÉNÉES...



INFORMATION

Town:	Oloron-Sainte-Marie
Department:	Pyrénées-Atlantiques
Bed:	8
Bath:	2
Floor:	239.7 m2
Plot Size:	2668 m2



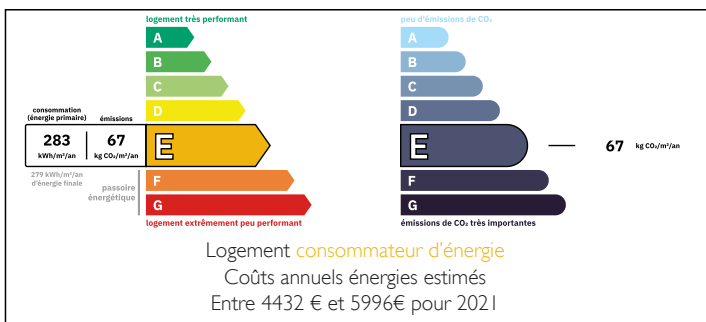
IN BRIEF

SOLD - Located on the outskirts of a pretty village in the Vallée d'Ossau, this architect-designed villa is just 25/30 minutes from ski resorts in the Pyrénées and 30/35 minutes from Pau, making it ideal for a family home, holiday home or to rent out as a gîte.

Facing south to the mountains, the three-storey villa is bathed in sunlight all day long - and its delightful south-facing conservatory ensures you can dine in style, whatever the weather! You can also enjoy amazing, panoramic views of the Pyrénées from the villa's first-floor balcony.

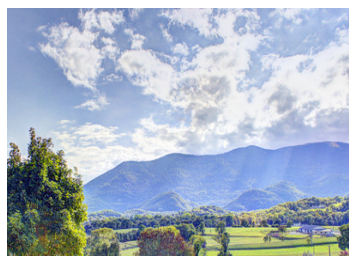
The property is in excellent condition and is ready for you to move into today... and with six bedrooms to choose from, you will have lots of room to accommodate friends and family when they visit. Children will love playing in the garden - and there is...

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.



LOCAL TAXES

Taxe foncière: 1187 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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Built in 1970, this magnificent hillside villa of 239m² is set in peaceful, verdant surroundings in the foothills of the Pyrénées, yet is just a short drive to towns and villages with shops, schools and amenities.

The spacious property has 6/8 bedrooms, but more could be added in unconverted space on the second floor. You could easily accommodate B&B guests and pilgrims following the nearby Chemin-de-St-Jacques-de-Compostelle pilgrim route in one or more of the existing bedrooms, or you could create a luxurious B&B suite on the second floor.

Electric gates open into a private drive, which leads up to the villa. There is plenty of room for several cars to park outdoors, or there is a double garage, which is on one end of the ground floor of the villa.

A paved area leads around to the villa's front door, which opens into a fabulous entrance hall with a marble staircase and access to the garage. Straight ahead is a cosy, informal sitting room, which could be used as an office/study - and to the right of the entrance hall is a huge, open-plan kitchen/dining room. Beautifully fitted and equipped, the kitchen has a superb island unit, which doubles as a dining table.

Beyond the kitchen is a wonderful south-facing conservatory where you can sit and enjoy a meal against the backdrop of the Pyrénées! The conservatory opens out to the garden with a flat paved area next to it, which would be ideal for a swimming pool...