

CHARMING TOWNHOUSE IN A PEACEFUL, HISTORIC LOCATION + IDEAL FOR A CHIC FAMILY HOME OR B&B + GORGEOUS GARDEN!

EXCLUSIVE



## INFORMATION

Town:	Oloron-Sainte-Marie
Department:	Pyrénées-Atlantiques
Bed:	4
Bath:	1
Floor:	126 m2
Plot Size:	840 m2



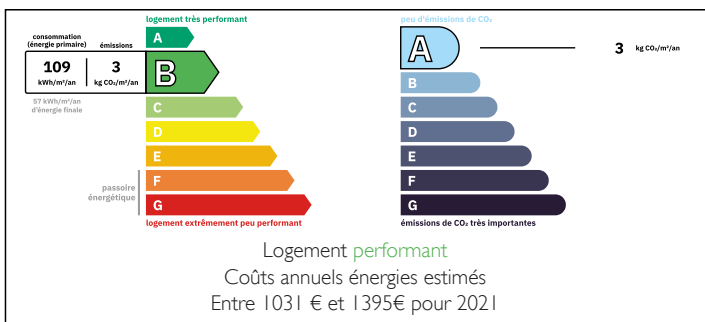
## IN BRIEF

Located in the historic hilltop area of Sainte-Croix in Oloron-Ste-Marie, this beautifully renovated townhouse with three or four bedrooms would be perfect for a chic family home, a luxurious holiday home or to use as an investment property for long-term rentals. You will also adore the property's large covered terrace and superb garden!

With schools, shops, bars and restaurants just a short stroll away, the townhouse could also be rented out to holidaymakers, who will love the property's proximity to ski resorts in the Pyrénées (35 minutes) and beach resorts on the Atlantic coast (80 minutes).

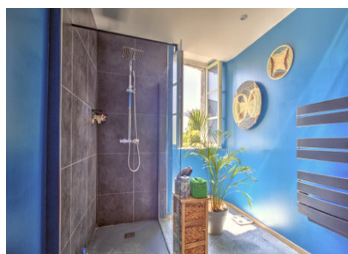
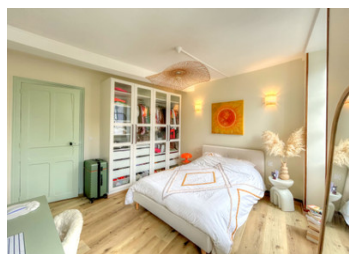
Should you prefer to offer B&B accommodation, one or more of the bedrooms could be used to welcome tourists for short breaks. You may even want to accommodate pilgrims following the Chemin-de-St-Jacques-de-Compostelle pilgrim

## 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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This stylishly renovated townhouse is currently a wonderful family home. It is also the perfect size to use as a holiday home or to rent out to long-term tenants or to holidaymakers as a self-catering gîte. As well as having three or four bedrooms, the property also has a large covered terrace and an amazing garden!

Ready to move into straight away, the house is absolutely ideal for anyone who works from home - and if you have children, you have a good choice of schools in Oloron-Ste-Marie, some of which are within easy walking distance.

The front door of the house opens into a spacious open-plan main room with a sitting area, a dining area, a kitchen area and a wood-burning stove.

Adjoining the main room is a second reception room, which has sliding patio doors out to the covered terrace and garden. This room would be ideal to use as an office, a fourth bedroom or a separate dining room or sitting room.

Also on the ground floor is a boiler room with WC, which is accessible from the main room and a small utility space underneath the staircase.

The first floor comprises a sunny south-west-facing bedroom, a second bedroom overlooking the garden and a third bedroom which needs some finishing touches. In addition, there is a dressing room, a chic shower room and a separate WC.

The staircase continues up to unconverted loft space on the second floor, which could be used to create a small...

## LOCAL TAXES

**Taxe foncière: 753 EUR**

**Taxe habitation: EUR**

## NOTES