

**Superb Apartment on 2 levels with Roof-Top Gardens in Historic Market Town.**



**€ 595,000 fai**

**FCH1017**

This elegant property is interesting from both a historical and architectural point of view. Originally built for the Banque de France in 1905 with the highest specifications for its architectural form and function and features a metallic roof structure by Gustave Eiffel.

On the market for the first time in over 20 years, this unique apartment is situated in the centre of the market town of Oloron Saint Marie in Southwest France.

The apartment has its own separate entrance from the other 3 apartments in the building and includes the entire top floors of the impressive former Banque de France building.

The main living area on the first floor is entered by a long bright hallway. There are three spacious reception rooms with large windows and glass doors between them allowing the rooms to become one grandiose room with beautiful marble fireplaces at each end. The apartment is 305.72m<sup>2</sup> with 4 bedrooms and a spacious kitchen area. Opposite the reception rooms is a superb private roof terrace of 450m<sup>2</sup> with splendid views of the private shared gardens and overlooking the lovely town of Oloron Saint Marie with its beautiful historic buildings of the 'haute ville' and its Cathedral, the river, and the Pyrenean mountains.

On the second floor is a private apartment with kitchen, and 2 bedrooms, one of which would make a study/office. The large

attic of 250m2 is the quintessential loft with magnificent, exposed metal roof structure designed by Gustave Eiffel, an artist's delight with windows and views of the surrounding city and garden.

In the basement of 150m2 there is a large wine cellar, workshops, and storage rooms. The building itself is of historical significance as this bank was where, in wartime, a portion of the national gold was hidden from the enemy by flooding the bank vault. The water has long since dried, but the secure stronghold basement remains.

It is an ideal position in the centre of town, but in a quiet location and a short walking distance to the lovely public park.

In a perfect location between the sea and the mountains, Oloron Sainte Marie was until 1858 two towns separated by two rivers. During antiquity its location on the Roman road linking Dax to Zaragoza gave it a strategic commercial position, the Moors then conquered the town followed by the religious wars and the Kingdom of Navarre. Oloron is also known as the stopping place for pilgrims on the famous spiritual path the Way of St James de Compostela which crosses the town and follows the river down the Aspe Valley and into Spain.

Nestled in the foothills of the Pyrenees mountains, the town of Oloron Sainte Marie is the capital of Haut Béarn, in the Pyrenees Atlantique department which is in the Nouvelle Aquitaine region of France.

The town has a population of 10,000 and the area is an excellent place for people wishing to raise a family or to retire. The pace of life, the beautiful countryside and the excellent food and drink all contribute to the popularity of this area.

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 : 305 m²	No of Rooms Total : 10	No. Reception Rooms : 4	No. of Bedrooms : 6
Bathrooms : 0	Shower Rooms : 3	W.Cs : 3	Utility Room : Oui
Tax Fonciere : € 1767.00	Heating : Gas fired	Hot Water : Electric	

### Construction

### Services

Year : 1905	Type : Apartment in historic building	Tele / ADSL : Yes	Drainage : Mains Drainage
Roof : Slate		Glazing : Simple	Eco Features :

### Grounds

### Ancillary Buildings

Land Area : m²	Boundary : Walled
Terrace : 2 Roof terraces 150m2 and 300m2	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : No	
Outbuildings : 150m2 basement	

**For Further Information, please contact.**

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