

**A Former Watermill with 3 Holiday Cottages set in 1 hectare of Idyllic Grounds**



**€ 749,000 fai**

**FCH1114**

This watermill, with its ancillary buildings, was an abandoned ruin until it was rescued and comprehensively renovated in 2000 by its former owners. It now offers five separate dwellings : the original stone farmhouse with its attractive Béarnaise balcony overhanging the courtyard, three independant two bedroom gîtes with private outdoor space and a guardian's studio. The ensemble sits in beautiful mature grounds bordered by its river. Its millstream meanders through the grounds and flows under the former watermill which is now the second gîte.

The ensemble is situated just 10 minutes from the attractive riverside town of Oloron Sainte Marie, the capital of the Haut Béarn. Oloron offers all necessary amenities such as supermarkets, medical facilities, cinemas and restaurants. The local area is ideal for outdoor pursuits such as skiing, fishing, hikng, kayaking and cycling and offers some of the most spectacular local scenery! The Spanish border can be reached in just 30 minutes and the Atlantic Ocean in 90 minutes. The property lies just below the famous walk of the Chemin de St Jacques de Compostelle and can offer short stay accomodation.

Oloron Sainte Marie has railway access to Pau connecting to mainline services throughout France and down the Aspe Valley towards Spain. This lively market town has a renowned Jazz festival and attracts many of the performers prior to the Marciac Jazz festival.

The airports of Pau, Lourdes/Tarbes and Biarritz are all within 1hr30 of the property.

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 : 281,26 m <sup>2</sup>	No of Rooms Total : 13	No. Reception Rooms : 4	No. of Bedrooms : 9
Bathrooms : 0	Shower Rooms : 6	W.Cs : 7	Utility Room : Yes
Tax Fonciere : € 1931.00	Heating : Heat Pumps and wood burners	Hot Water : Electric	

### Construction

### Services

Year : 16th & 17th century	Type : Residential	Tele / ADSL : Yes	Drainage : Mains
Roof : Slate		Glazing : Double Glazed	Eco Features : Double glazing

### Grounds

### Ancillary Buildings

Land Area : 10002 m <sup>2</sup>	Boundary : Partially Enclosed	Garage 1 : 11.93m <sup>2</sup> Garage 2 : 29.81m <sup>2</sup> Workshop : 11.91m <sup>2</sup>
Terrace : Yes	Garden Well : No	
Garage : Garage + Workshop	Car Port : No	
Swimming Pool : No		
Outbuildings : Garage		

**For Further Information, please contact.**

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