

**Charming Turn-key Property and Mountain Chalet with Jacuzzi in a Beautiful Pyrenean Valley**



**€ 191.500 fai**

**FCH1030**

This lovely property is perched above the river and is in the heart of one of the most beautiful Pyrenean valleys. On three levels, the house is approached by a steps leading up to the ground floor entrance and the main living area of 45m<sup>2</sup> composed of a seating area and fitted kitchen open to the roof, a shower room with WC and bedroom with a lovely river view. A spiral staircase leads up to the mezzanine and second bedroom with a small sitting area with a ceiling height of under 1m80. The staircase leads down to the lower ground floor of 45m<sup>2</sup> with a door leading outside. This is currently used as a storage area and boiler room but could also be transformed into a bedroom if required.

Steps down to the terrace lead to the mountain chalet of 20m<sup>2</sup> equipped with a Jacuzzi and seating area with a small kitchenette.

The easy to maintain garden is entirely fenced in with parking for two vehicles and a small grassed seating area opposite the house.

Close to the Col de Marie Blanche, of Tour de France fame and mere steps away from the Chemin de St Jacques de Compostelle and superb hiking trails. The lively market town of Oloron Sainte Marie and its railway station is a 20 minute

drive away. Easy access by road and 30 minutes from the ski slopes, 1h30 from the beaches of Biarritz and the Atlantic Coast. The airports of Pau, Biarritz and Tarbes/Lourdes are all within 1hr30.

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 : 90 m <sup>2</sup>	No of Rooms Total : 4	No. Reception Rooms : 1	No. of Bedrooms : 2
Bathrooms : 0	Shower Rooms : 1	W.Cs : 1	Utility Room : Yes
Tax Fonciere : € 170.00	Heating : Electric plus pellet wood burner	Hot Water : Electric	

### Construction

Year : 1830	Type : Residential
Roof : Slate	

### Services

Tele / ADSL :	Drainage : Mains drainage
Glazing : Double	Eco Features :

### Grounds

Land Area : 803 m <sup>2</sup>	Boundary : Fenced
Terrace : Yes	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : No	
Outbuildings : No	

### Ancillary Buildings

**For Further Information, please contact.**

**Joanne Davey**

French Character Homes  
Telephone: +33 (0)5 59 12 28 13  
Mobile: +33 (0)6 77 70 21 98  
[sales@frenchcharacterhomes.com](mailto:sales@frenchcharacterhomes.com)  
[www.frenchcharacterhomes.com](http://www.frenchcharacterhomes.com)

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**S.A.S. French Character Homes**

R.C.S. PAU: 514275239 N° TVA : FR86514275239  
Carte Transaction Immobilière CPI 6402 2017 000 019 047  
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris