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## Countryside house for sale in Pyrénées-Atlantiques

**Oloron-Sainte-Marie , Pyrénées-Atlantiques , Nouvelle Aquitaine**



**€158,000**

inc. of agency fees

130 sqm

2.6 ha

Located 20 mins from Oloron-Ste-Marie is this charming and authentic old shepherd's cottage on over 2.5 hectares of land (over 6 acres)...

### At a Glance

**Reference** MFH-ADF1626499

**Land** 2.6 ha

**Near to** Oloron-Sainte-Marie

**Pool** No

**Price** €158,000

**Hab.Space** 130 sqm

**Land Tax** N/A

### Property Description

Located 20 mins from Oloron-Ste-Marie is this charming and authentic old shepherd's cottage on over 2.5 hectares of land (over 6 acres) offering several possibilities: primary residence, holiday home, gîte, small farm project, bee keeping...

The property is comprised of a main building (120m<sup>2</sup> plus loft) in excellent condition and another insulated barn, to restore, on 2.6 hectares of pastures where farm equipment could be utilised.

A private track 150m long leads from a country lane to this lovely picturesque farm with two traditional and attached stone walled constructions with slate roof coverings.

The smaller barn is 40m<sup>2</sup> and has a bedroom and a toilet in its loft area. The larger of the two is higher up and is more spacious and easier to convert with an 80m<sup>2</sup> footprint and a 70m<sup>2</sup> upper floor, the old hayloft.

These buildings may be used as a primary residence, holiday home and therefore also a gîte. The necessary requests just need to be made at the local mayor's office. They are connected to water and electricity mains. A soil study has already been carried out to install an individual sewage system.

A small barn is located a few hundred metres away and is accessible on foot or by an all terrain vehicle. It requires full restoration but may not be used as a residence.

The 26984m<sup>2</sup> of land is entirely fenced and has several natural springs. It is gently sloping and therefore remains accessible with possibility to use farm equipment. It is well exposed and enjoys lots of sunlight.

This charming property is in the hills at 700m altitude (over 2200 feet) and could suit various projects: small livestock (sheep, goats, ponies) or bee keeping. Thanks to its privileged location in an idyllic environment, it would make a beautiful home for you, friends or family and paying guests.

You will be 25km from the ski area at La Pierre Saint Martin and close enough to the Spanish border to enjoy day trips for some tapas! Commerce and service in Oloron-Ste-Marie 25 mins away and the city of Pau one hour away.

Summary

Property type: Countryside house  
Price €158,000

Key Information

Internal Area: 130 sqm  
Land Area: 2.6 ha

Location: Nouvelle Aquitaine



## Gallery







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