

[Click to view MFH-ADF1626499](#)

## 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

<b>Reference</b>	MFH-ADF1626499	<b>Near to</b>	Oloron-Sainte-Marie	<b>Price</b>	€158,000
<b>Land</b>	2.6 ha	<b>Pool</b>	No	<b>Hab.Space</b>	130 sqm
				<b>Land Tax</b>	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





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates