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## House for sale in Pyrénées-Atlantiques

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



**€205,000**

inc. of agency fees

3 Beds      90 sqm      0.43 ha

Just 10 minutes from Oloron-Sainte-Marie (64), this charming 90 m<sup>2</sup> single-storey house offers 3 bedrooms, a bright living-dining room...

### At a Glance

**Reference** MFH-ADF1626816

**Bed** 3

**Land** 0.43 ha

**Near to** Oloron-Sainte-Marie

**Pool** No

**Price** €205,000

**Hab.Space** 90 sqm

**Land Tax** N/A

### Property Description

Just 10 minutes from Oloron-Sainte-Marie (64), this charming 90 m<sup>2</sup> single-storey house offers 3 bedrooms, a bright living-dining room with fireplace and veranda, separate kitchen, bathroom, WC, and a full basement with garage.

Set on a peaceful 4,317 m<sup>2</sup> plot with two buildable parcels of approx. 1,400 m<sup>2</sup> each.

Double-glazed wooden windows, oil central heating, mains drainage.

Energy rating: F. Immediately habitable with great potential.

Ideally located: under 1 hour to Spain and ski resorts, 1h40 to the Atlantic coast.

The house comprises a bright living-dining room (26 m<sup>2</sup>) with an open fireplace, extended by a veranda (16 m<sup>2</sup>) providing seamless visual continuity and additional living space. The fitted, independent kitchen (10.42 m<sup>2</sup>) enjoys an unobstructed view of the garden and surrounding countryside.

Three bedrooms (12, 11, and 10 m<sup>2</sup>), a bathroom (6 m<sup>2</sup>), and separate toilet complete the sleeping area.

The basement, the same surface area as the house (90 m<sup>2</sup>), allows for parking multiple vehicles and offers ample space for storage, a workshop, or further development.

The 4,317 m<sup>2</sup> plot, planted with trees and free of overlooking neighbors, includes two buildable parcels of approximately 1,400 m<sup>2</sup> each, offering opportunities for extension or new construction.

Technical details: wooden double-glazed windows, oil-fired central heating, mains drainage.

Energy class: F – some cosmetic work and energy improvements are to be expected, but the house is structurally sound, ready to move into, and holds strong potential for enhancement.

Ideally located: 10 minutes from Oloron-Sainte-Marie, less than an hour from Spain and the ski slopes, 1 hour 40 minutes from the Atlantic Ocean, and within close reach of schools,

shops, and public services.

### Summary

Property type:	House
Bedrooms:	3
Price	€205,000

### Key Information

Internal Area:	90 sqm
Land Area:	0.43 ha

### Location: Nouvelle Aquitaine



## Gallery







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**S. and L. BROWN**



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