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## Townhouse for sale in Pyrénées-Atlantiques

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



**€195,000**

inc. of agency fees

3 Beds      131 sqm      0.01 ha

Located in the heart of the pedestrian street of Oloron-Sainte-Marie (64), this 131 m<sup>2</sup> townhouse includes an independent commercial...

### At a Glance

**Reference** MFH-ADF1626834

**Bed** 3

**Land** 0.01 ha

**Near to**

Oloron-Sainte-Marie

**Pool**

No

**Price** €195,000

**Hab.Space** 131 sqm

**Land Tax** N/A

### Property Description

Located in the heart of the pedestrian street of Oloron-Sainte-Marie (64), this 131 m<sup>2</sup> townhouse includes an independent commercial unit (31 m<sup>2</sup>) and a two-storey residential area with a kitchen overlooking the Gave river, a double living room, three bedrooms, and two bathrooms. It also features two basement levels—one of which can be converted into an independent unit—and a cellar.

Exceptional location close to shops, schools, and the free city shuttle of Oloron-Sainte-Marie.

The entrance to the property is from the pedestrian street. At the rear, the house borders gardens that are adjacent to but not part of the property, and further down, the Gave river. Even from the second basement level, the house remains above the water level, with façade windows offering an unobstructed view of the river.

The ground floor houses the 31 m<sup>2</sup> commercial unit, with a shop window onto the street—ideal for a professional activity, workshop, or therapy practice. A corridor leads to a private hall and a beautiful wooden staircase that leads up to the residential part, spread over two floors: – On the first floor: an independent kitchen (17 m<sup>2</sup>) with open views of the Gave, a very bright double living room (32 m<sup>2</sup>), a shower room, and separate toilets; – On the second floor: three bright bedrooms (14, 17, and 14 m<sup>2</sup>), a bathroom, and separate toilets.

From the ground floor, the same wooden staircase leads down to a bright first basement level of approximately 50 m<sup>2</sup>, with street-facing windows, offering the possibility of creating an independent apartment.

The second basement level, with the same surface area (approx. 50 m<sup>2</sup>) and a ceiling height of 1.94 m, can be combined with the level above to form a duplex apartment with a view of the Gave.

Wooden double-glazed windows in the residential part, single-glazed wood in the basement,

slate roof, gas boiler for heating and hot water, mains drainage (except for the basement).

This rare property combines peace, character, a central location, and strong development potential—whether for a main residence, professional project, or mixed use.

Pau is 40 minutes away, the ski resorts (La Pierre Saint-Martin and Gourette) and Spain are one hour away, and Biarritz is 1.5 hours away. Don't miss this unique opportunity in Oloron-Sainte-Marie!

### Summary

Property type:	Town house
Bedrooms:	3
Price	€195,000

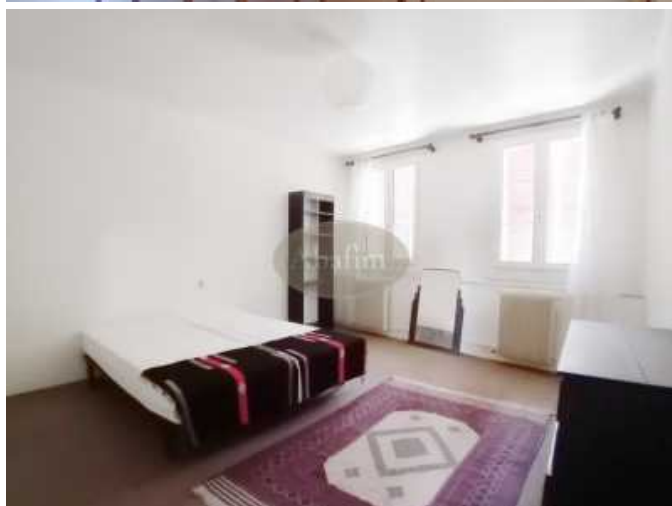
### Key Information

Internal Area:	131 sqm
Land Area:	0.01 ha

### Location: Nouvelle Aquitaine



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**S. and L. BROWN**



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