

WOOD-FRAMED HOUSE + UNCONVERTED LIVING SPACE + ROOM FOR A POOL: this unique wood-framed house has enough unconverted living space to add as many as four more...



INFORMATION

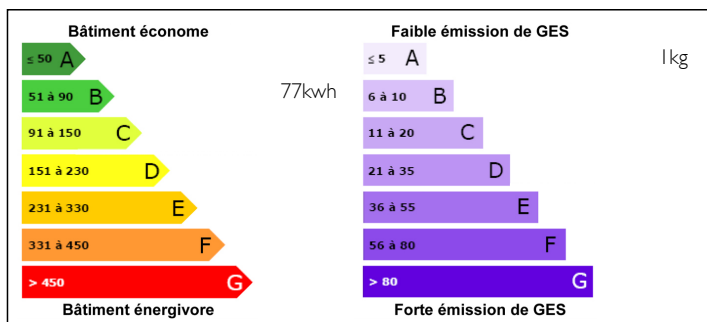
Town:	MOUMOUR
Department:	Pyrenees Atlantiques
Bed:	4
Bath:	1
Floor:	160 m ²
Plot Size:	1200 m ²



IN BRIEF

If you're hoping to find a characterful house with all modern conveniences, this stylish four-bedroom property is perfect for you. With habitable living space of 152m² and the potential to create up to four more bedrooms, or to increase the already generous living space, the property is in a very convenient location for buying as a family home, but would also make a lovely second home. It could also be used for a small Bed and Breakfast business.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Anyone working in Oloron-Ste-Marie or in Mauléon-Licharre would find this property very conveniently located for commuting every day – far enough away to be rural, yet close enough for an easy drive to work! Situated on the outskirts of a rural village in a stunning hillside location, this wooden house blends in perfectly with its countryside surroundings. The property has a simple wood exterior – and inside, you could believe that you are in a mountain chalet! The interior has been tastefully decorated and all the rooms feel very light and airy.

From the sitting room and the terrace, the views of the hills and the Pyrénées beyond are magnificent. Below, the enclosed garden has plenty of room for installing a swimming pool and the garden-level rooms and garage could be converted into extra accommodation or even Bed and Breakfast rooms, which would then open directly to the garden. One of the garden-level rooms has been soundproofed for use as a music studio, but it could be easily converted into a bedroom, if desired.

Located in the stunning Béarn region, the property is just minutes away from the centre of the village of Moumour, which has two churches and a château renowned for its excellent restaurant. Close to the historic market town of Oloron-Ste-Marie, the house is in an excellent location for exploring the Pyrénées and Spain – and if you love both the mountains and the beach, skiing resorts and coastal resorts are...

LOCAL TAXES

Taxe foncière: 878 EUR

NOTES