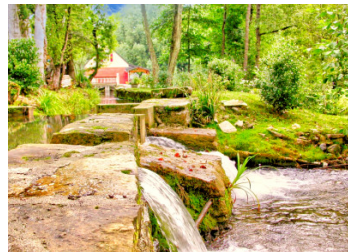
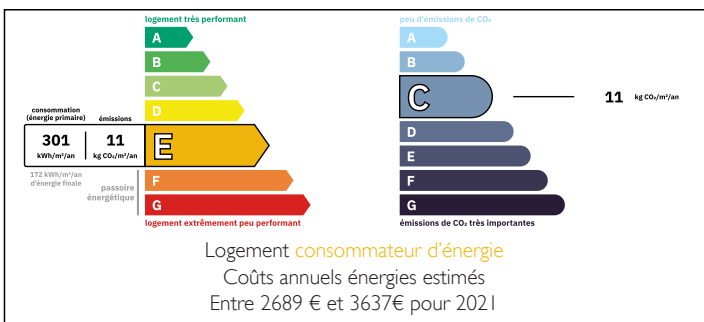


## LIVE & WORK IN THE PYRÉNÉES! EXCELLENT HOLIDAY BUSINESS WITH 3 GÎTES/B&B + HISTORIC HOUSE + IHA RIVERSIDE LAND

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Oloron-Sainte-Marie
Department:	Pyrénées-Atlantiques
Bed:	9
Bath:	6
Floor:	265 m2
Plot Size:	10060 m2

## IN BRIEF

This gorgeous mill property is a highly successful gîte business with huge potential!

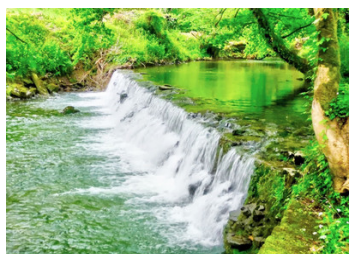
Located in a pretty village in the Vallée d'Aspe, the property comprises a main house with two gallery bedrooms, a garage and three holiday cottages - one of which is a 16th-century mill! The property's fairytale woodland grounds of 2.5 acres are bordered by a river and crossed by two millstreams, making the land perfect for horses and ponies.

Should you require more living space in the main house, the owner has architect's plans for enlarging the property (permission required) - and if you work from home, one of the cottages could be used as an office/consulting room...

If you are hoping to welcome B&B guests and pilgrims, the gallery bedrooms in the main house have private en suite shower rooms.

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

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Bursting with character and cachet, this historic property includes an ancient mill that dates back to the 1500s!

Lovingly restored and renovated, the delightful main house is completely ready for the new owners to move into - and the three holiday cottages already have bookings for 2026, so you can open for business immediately!

Cottage 1 is adjacent to the main house, but has its own private entrance.

Cottage 2 is the ancient mill building and is set away from the main house. Tastefully renovated and modernised, the mill has a glass floor panel in the sitting room where you can see one of the millstreams flowing beneath the building!

Cottage 3 is a little further away and is next to a partially renovated chalet, which is currently used as a garage. With permission, the chalet could be transformed into more accommodation, such as an additional gîte or B&B suites.

The main house and the adjacent Cottage 1 form a U-shape around an internal courtyard with a decorative fountain and a traditional open gallery on the building's first floor.

The main house (approx. 100m<sup>2</sup>) comprises the internal courtyard, a south-facing dining terrace, a sitting room and a kitchen with a dining area. From the internal courtyard, steps lead up to a charming gallery and two bedrooms, each with an en suite shower room. The bedrooms could be used for accommodating Bed & Breakfast guests.

Adjacent to the main house, Cottage 1 (approx. 48m<sup>2</sup>) has its own private entrance and garden. The...

## LOCAL TAXES

Taxe foncière: **2214 EUR**

## NOTES