

## CONTRACT SIGNED - 18th-CENTURY FARMHOUSE IN THE VALLÉE D'ASPE + IDEAL GÎTE D'ÉTAPE, YOGA RETREATS, B&B...



## INFORMATION

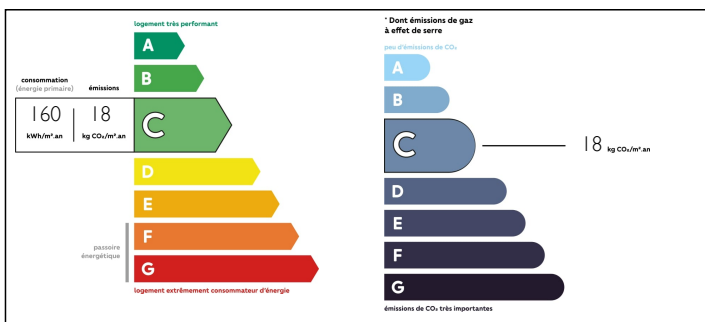
Town:	Oloron-Sainte-Marie
Department:	Pyrénées-Atlantiques
Bed:	5
Bath:	2
Floor:	272 m2
Plot Size:	1792 m2



## IN BRIEF

Located in the foothills of the Pyrénées in the highly sought-after Vallée d'Aspe, this unique farmhouse property is in an ancient hamlet on the Chemin-de-St-Jacques-de-Compostelle pilgrim route. The local village is a 10-minute walk away; the mountain views are fabulous! With five spacious bedrooms, a vast reception room and a huge kitchen with an adjacent dining area, the property is perfect for accommodating pilgrims searching for a Gîte d'Étape - or for groups of walkers and cyclists who are touring through the mountains. The property would also be ideal for hosting leisure activity holidays for groups, such as yoga retreats, cycling and walking tours, art and cultural workshops, cookery courses, wine-tasting trips to the local Jurançon vineyards... The farmhouse could also be used as a superb family home or holiday home - but with so much space available to accommodate your friends and family when they come to visit, they may never want...

## 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

Built in 1704, this lovely rural property is in a tiny hamlet on the Chemin-de-St-Jacques-de-Compostelle. Nestling in the foothills of the mountains, the farmhouse is just a 10-minute walk away from the local village, which has a boulangerie, bars and restaurants.

As with many properties in villages in the Vallée d'Aspe, the buildings are semi-detached and border the lanes that pass in front of the farmhouses. Since this hamlet is away from the main village, the only cars you will see are your neighbours'!

The farmhouse is accessible from the lane via an impressive wooden front door. Further along the building, there is also a little side gate which opens onto a covered terrace area adjoining the garden.

The front door opens into an entrance area with room to store hiking boots and coats. Glazed doors from this area open into a vast reception room (56m<sup>2</sup>) with a sitting area, a raised stage area (ideal for courses etc) and a space which could be used for holding yoga, theatre or dance classes. At the far end of the room, French doors open out to a south-facing terrace with views of the mountains. There is also a small covered terrace with a gate out to the lane and a lockable storage cupboard for storing skiing equipment, for example. From the terrace, a path leads you up the hillside garden - and from the hilltop, you have amazing panoramic views of the valley and the mountains!

Adjoining the reception room...

## NOTES