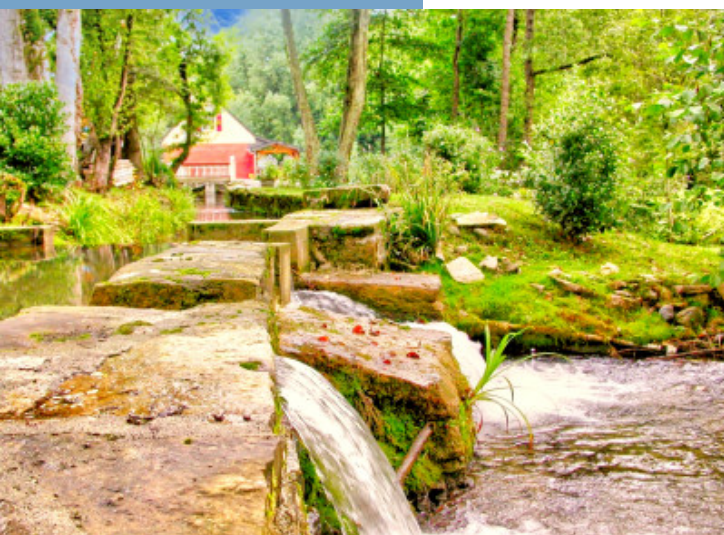




LIVE & WORK IN THE PYRÉNÉES! EXCELLENT  
HOLIDAY BUSINESS WITH 3 GÎTES/B&B +  
HISTORIC HOUSE + 1 HA RIVERSIDE LAND



LIVE & WORK IN THE  
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3 GÎTES/B&B + HISTORIC  
HOUSE + IHA R...



PROPERTY FACT FILE	
REFERENCE	A41726CEL64
PRICE	€ 749,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	6
ACCOMMODATION	265 m <sup>2</sup>
LAND	10060 m <sup>2</sup>
TOWN	Oloron-Sainte-Marie
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	
FEATURES	Mains Drains, River Frontage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- 3 gîtes ready to rent out - excellent bookings!
- On the Chemin-de-St-Jacques-de-Compostelle...
- ... potential year-round B&B demand from pilgrims
- Located in pretty village in popular Vallée d'Aspe
- School in village/boulangerie 5mins/Oloron 10mins

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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

## 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 cot...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41726CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

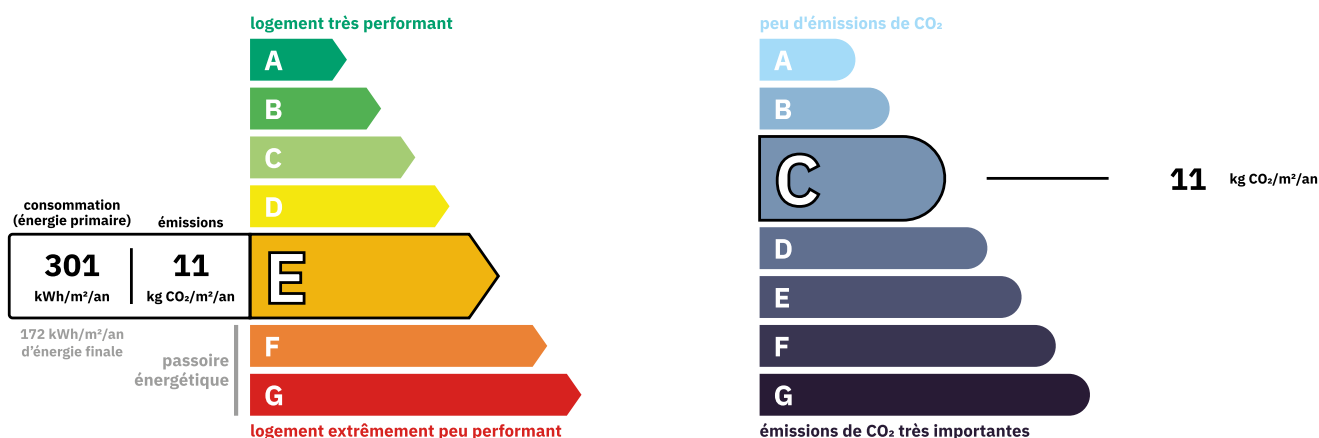
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LIVE & WORK IN THE  
PYRÉNÉES! EXCELLENT  
HOLIDAY BUSINESS WITH 3  
GÎTES/B&B + HISTORIC HOUSE  
+ IHA R...

Ref : A4I726CEL64

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Energy consuming**  
Estimated annual energy costs  
between 2689 € and 3637€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A4I726CEL64  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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