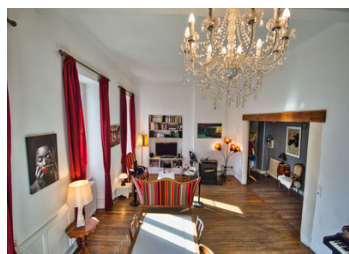


CHARMING APARTMENT + T3 + TERRACE + VIEWS ON THE PYRENEES + 15 MIN FROM CAUTERETS SKI STATION



INFORMATION

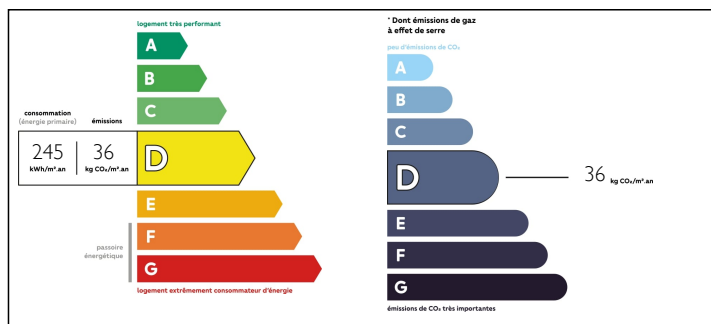
Town:	Argelès-Gazost
Department:	Hautes-Pyrénées
Bed:	2
Bath:	1
Floor:	98 m2
Outside Space:	40 m2



IN BRIEF

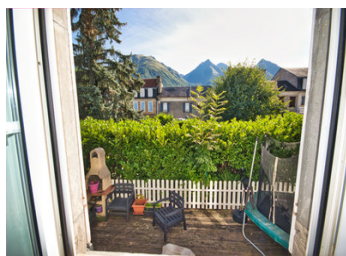
Looking for the perfect mountain escape? This 97m² 2-bedroom apartment near Cauterets has it all: - Unique Original Features - Spacious Living Room & Kitchen - Mezzanine for Extra Space - Captivating Mountain Views on Both Sides - Inviting Balcony and Terrace - Only 15 Min from Cauterets Skiing Station - Walk to Local Shops and Commerces - Exclusive - Just 6 Units in a Historic Building - Perfect for Seasonal Rental 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

Whether you're a skier, cyclist, or hiker, this apartment is your gateway to adventure. Only a short drive from Cauterets Skiing Station, you'll have easy access to winter sports, either by nearby shuttle or by car. In summer, explore scenic trails and enjoy breathtaking mountain views.

Nestled within a historic building with just 5 other apartments, you'll experience a sense of community and exclusivity. The original architectural details have been preserved, offering a unique blend of history and modern comfort. The apartment is located on a higher ground floor and has its own little balcony with access to a spacious terrace.

It comes with two outside parking spaces and a cellar.

If you are looking for an investment opportunity, this apartment is perfect for a seasonal rental business. The prime location, charming features, and mountain views make it a sought-after destination for travellers year-round.

Co-owned building of 6 units
Provisional annual charges: 1038€

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

LOCAL TAXES

Taxe foncière: 1180 EUR

NOTES