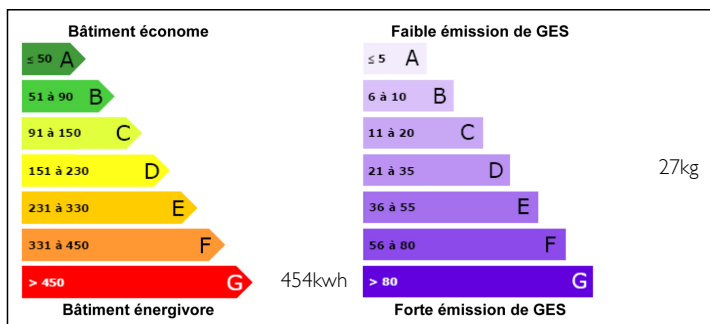


Super T2 apartment with balcony, communal swimming pool, terrace, private parking. Ideal holiday rental/home

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

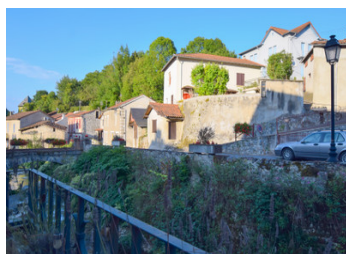
Town:	Mauléon-Barousse
Department:	Hautes-Pyrénées
Bed:	1
Bath:	1
Floor:	34 m2
Outside Space:	1398 m2

## IN BRIEF

Lovely 1-bedroom apartment with a communal large covered swimming pool, sun terraces, a courtyard with barbecue and private allocated parking. The village has a bar/hotel/restaurant, bakery, mini-supermarket and apost office. Fabulous holiday home and rental investment sleeping 2 – 4 people. It is rare to find a one-bed apartment with all these features for such an unbeatable price. The apartment is close to cycling, skiing, beautiful walks and hikes, a river for fishing, a lake and is only 20 minutes to St Bertrand de Comminges. SKI INFORMATION \* 28 km (34-mins) to Bagneres de Luchon with tele cabin access to Superbagneres Ski Resort \* 25 km (44-mins) to the cross-country ski resort of Bourg d'Oueil \* 31 km (42-mins) to Le Mourtis Ski Resort near St Beat \* 41 km (1 hour) to Nistos cross-country Ski Resort \* 42 km (51-mins) to Peyragudes Ski Resort Please scroll down for a detailed description and to see the 360 degree tours and...

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

This 34.55 m2 apartment is situated on the 1st floor of the building with:

- A large 10 x 3 communal pool with a domed cover
- Balcony
- 1 bedroom sleeping up to 4 guests
- View of the river Ourse, mountains and village

Situated in the picturesque Pyrenean village of Mauleon Barousse next to the River Ourse and at the start of the Portes de Bales (a favourite with the Tour de France) this lovely one-bedroom apartment has the following accommodation:

- Large living room with an equipped fitted kitchen and a wide balcony overlooking the river and the village below
- WC independent with a wash hand basin
- Bedroom
- \* Bathroom with bath/shower and wash basin set in a vanity unit

As the owner of the apartment you have:

- \* Access to the swimming pool, terraces, small garden area
- \* A restaurant/bar and mini market/bakers within a 2-minute walk
- \* Allocated parking space

## REGION

Mauleon Barousse is a picturesque traditional village with

- A restaurant/bar
- A petrol station
- Post Office
- Small supermarket with fresh bread and croissants each day
- A lake and a river

## LOCAL TAXES

Taxe foncière: 400 EUR

## NOTES