

Split level studio with separate entrance, communal covered pool, terraces and private parking space



INFORMATION

Town:	Mauléon-Barousse
Department:	Hautes-Pyrénées
Bed:	1
Bath:	1
Floor:	33.49 m2
Plot Size:	0 m2



IN BRIEF

FINAL PRICE!

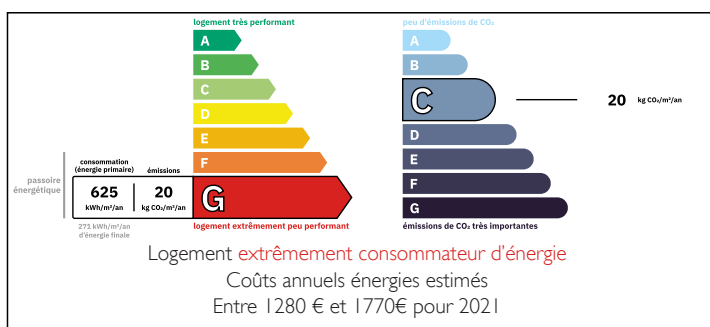
This spacious studio apartment has two entrances, one from the communal courtyard and one at the rear.

The building has a communal covered swimming pool with a seating area, two open terraces, one with a barbecue, and two sheds for storage.

Situated in a Pyrenean village with a bar/hotel/restaurant, a bakers and a mini supermarket.

As you step out of the apartment you have cycle routes including a tour de france climb - the Porte de Bales and lovely routes along the river and in the countryside for walking and hiking. The village has a small lake.

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.

access...

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

REDUCED FOR A QUICK SALE - SOME UPDATING REQUIRED - FINAL PRICE

The apartment is habitable immediately but would benefit from some updating.

As you enter the studio apartment from the courtyard, to the right is a large cupboard that has the hot water tank and plumbing for a washing machine.

Facing the entrance is the large bathroom with:

- * Tiled floor and walls
- * Corner large bath
- * Wash basin
- * WC
- * Window
- * Towel radiator.

To the left of the entrance is the kitchen with fitted units and a double glazed window that looks out onto the courtyard.

Steps up from the kitchen lead into the main room of the studio divided into two distinct areas:

LOUNGE:/DINING AREA

- * Second private entrance leading out to the lane at the rear of the property.
- * Double glazed window
- * Radiator

BEDROOM

- * Spacious area ample for a double bed and wardrobe
- * Radiator

The two areas in the main room have an attractive ornate arch between them.