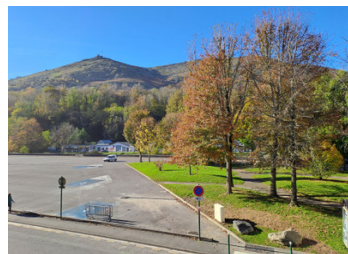


RARE INVESTMENT OPPORTUNITY – 5-BEDROOM APARTMENT + 70M TERRACE + 2 DEPENDANCES + SCENIC VIEW



INFORMATION

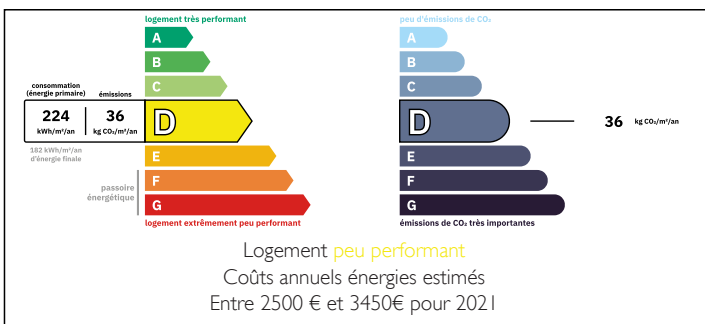
Town:	Lourdes
Department:	Hautes-Pyrénées
Bed:	5
Bath:	3
Floor:	177.43 m2
Outside Space:	70 m2

IN BRIEF

A magnificent 5-bedroom Art Deco apartment in the heart of Lourdes, just moments from local amenities and a short walk from the Sanctuaire Notre-Dame de Lourdes. This spacious residence is perfect as a tranquil home, holiday retreat, or rental investment, with potential for further customization. Two unique features stand out: the expansive terrace, ideal for outdoor living and dining, which extends from the large dining kitchen, providing a perfect space for entertaining or quiet relaxation. The second feature is the two separate dependences, accessible from both the apartment and a private entrance. These provide additional flexibility with an extra bedroom, 2 shower rooms, WCs, and a laundry room.

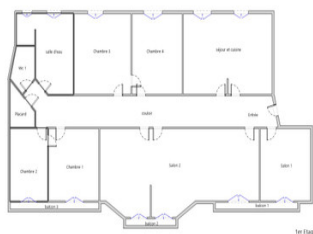
Inside, the apartment features two elegant reception rooms with large balcony doors, flooding the space with light and offering scenic views of Béout. The residence includes 5 bedrooms (one in the dependences),...

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

Accommodation:

One of the most exciting aspects of this apartment is its potential for development and renovation. Whether you're looking to create your dream home or invest in a property with strong rental appeal, the possibilities are endless. With its flexible layout, dependencies, and large terrace space, this apartment is perfectly suited for conversion into multiple rental units, a holiday let, or a boutique guesthouse.

Access to the apartment can be gained by two entrances. One is a private entrance that allows access to the terrace and dependences via the outdoor space and the second is the main access to the apartment.

Once through the main access to the apartment you are greeted with a central corridor giving you access to 4 bedrooms, 2 reception rooms, large kitchen/dining, bathroom and separate WC.

Each of these rooms to the front of the property have large double doors opening on to a narrow balcony which give a light and airy feel with a view of the Béout, small park and the river Gave.

The rooms to the rear of the property overlook the large outdoor terrace which also gives access to a 5th bedroom in an independent building with a bathroom and WC, a second independent building on the terrace gives a spacious laundry room and access to a 3rd shower room and separate WC.

Room measurements:

- 1st Reception room 12.4 m²
- 2nd Reception room 37.9 m²
- 1st Bedroom 14.4m²
- 2nd bedroom 11.2 m²
- Kitchen 25.8 m²
- 3rd bedroom 12.4...

LOCAL TAXES

Taxe foncière: **2681 EUR**

NOTES