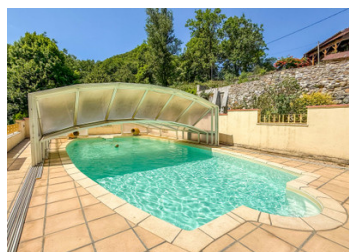
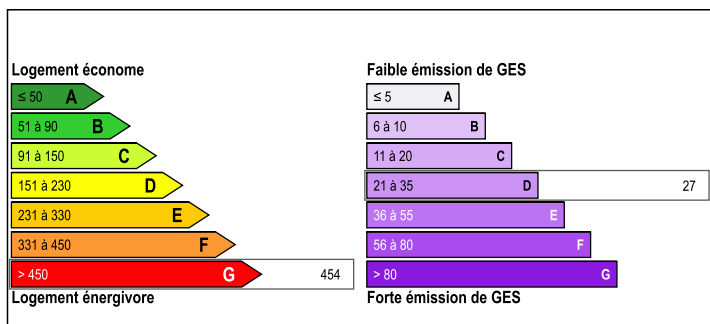


34 m2 T2 apartment with balcony, pool, terrace & private parking. Perfect holiday home or rental investment



ENERGY - DPE



INFORMATION

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

IN BRIEF

This delightful one-bedroom apartment offers a fantastic opportunity as a holiday home or rental investment. Enjoy a large communal covered swimming pool, sun terraces with a barbecue, a peaceful courtyard, and private allocated parking for added convenience and security.

Nestled in a charming village with essential amenities—including a bar/hotel/restaurant, bakery, mini-supermarket, and post office—this apartment comfortably accommodates 2 to 4 people.

It's rare to find a one-bedroom apartment at such an unbeatable price!

Perfect for nature lovers and adventure seekers, the area boasts incredible cycling routes, skiing, scenic walks, hiking, fishing in the nearby river, and a picturesque lake. Plus, it offers easy access to the historic towns of St. Bertrand de Comminges 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.



LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming 1-Bed Apartment with Balcony & Pool – Perfect Holiday Home or Investment

This delightful 34.55 m² apartment is situated on the 1st floor of a well-maintained building in the picturesque Pyrenean village of Mauléon-Barousse.

With super views of the River Ourse, mountains, and village, it offers the perfect retreat for nature lovers and outdoor enthusiasts.

Property Features:

- * Large 10m x 3m communal pool with domed cover
- * Private balcony with scenic views&
- * 1 bedroom – sleeps up to 4 guests
- * Spacious living area with a fitted kitchen and patio doors out on to the private balcony
- * Independent WC with washbasin
- * Bathroom with bath/shower & vanity unit
- * Allocated private parking
- * Access to pool, terraces & garden area
- * Convenient parking & easy access to nearby towns

Prime Location – Pyrenean Village Charm Nestled in Mauléon-Barousse, this traditional village offers:

- * Small supermarket with fresh bread & croissants daily
- * Restaurant/bar just 2 minutes' walk for relaxed dining
- * Petrol station & Post Office
- * Scenic lake & river for fishing and walks

Transport Links:

- * Toulouse International Airport – 1h 19m (125 km)
- * Tarbes/Lourdes Airport – 55m (80 km)
- * Montrejeau Train Station – 20m (16 km)
- * St. Bertrand de Comminges – 13m (11 km)

Endless Outdoor Activities Nearby:

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.

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