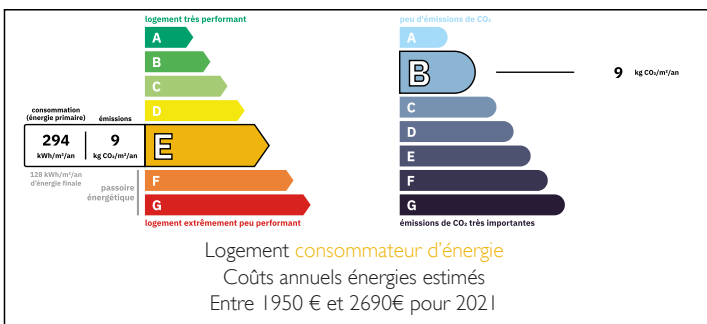


Bright 3-bed duplex with balcony, terrace, pool, and parking. Superb value for money and move in ready

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Mauléon-Barousse
Department:	Hautes-Pyrénées
Bed:	3
Bath:	0
Floor:	109.77 m2
Outside Space:	55 m2

IN BRIEF

FINAL PRICE. Superb-Value 3-Bedroom Duplex Apartment with Pool, Terrace, Balcony, Private Parking and River Views – So Much Space for the Price.

This spacious 109.m² T4 apartment offers the comfort and feel of a house, spread over two levels with:

- 3 bedrooms, 3 shower rooms
- Large bright open-plan living room with lounge, dining area, kitchen
- Private terrace, with gated access to private parking and river view
- Shared large open/dome covered pool, additional terraces, 2 large storage sheds and courtyard

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.

* Shared purchase with friends/family

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Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Located in a friendly village with mini-market, bakery & restaurant/bar.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Beautiful 3-Bedroom Duplex Apartment with River Views, Private Terrace, Parking, and Pool Access – Superb Price in the Pyrenees

Let's take a tour of this incredibly spacious and versatile 3-bedroom apartment, set over two levels and offering over 109 m² of living space.

With both private and communal outdoor areas, flexible layout, river views, and a peaceful village setting in the Pyrenees, this apartment offers unbeatable value for money – perfect as a permanent home, holiday base, or rental investment.

UPPER FLOOR

Entrance Hall (13.69 m²)

The apartment has two entrances. This upper-level entrance, accessed from the courtyard, has a tiled floor, spotlights, and leads to the main sleeping accommodation.

Bedroom 1 (8.29 m²)

Directly ahead on entering the apartment, Bedroom 1 has space for a double bed, a tiled floor, double-glazed window, hanging space, and electric radiator.

It benefits from a private shower room with WC, wash basin, and tiled floor.

Bedroom 2 (9.86 m²)

Bright and airy, with space for a double bed, tiled floor, electric radiator, and sliding double-glazed patio doors opening onto a shared balcony with views of the river.

En suite shower room with WC, wash basin, and shower.

Bedroom 3 (10.72 m²)