

## PERFECT GOLF RESORT APARTMENT -GOLF+SPA+THERMES+SKI+CYCLING+HIKING+VIEWS PYRENEES



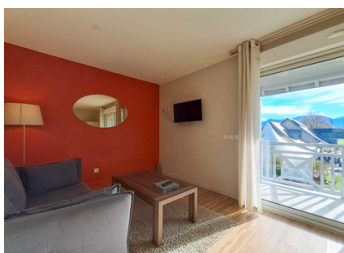
### INFORMATION

Town:	Bagnères-de-Bigorre
Department:	Hautes-Pyrénées
Bed:	1
Bath:	1
Floor:	36 m2
Outside Space:	6 m2

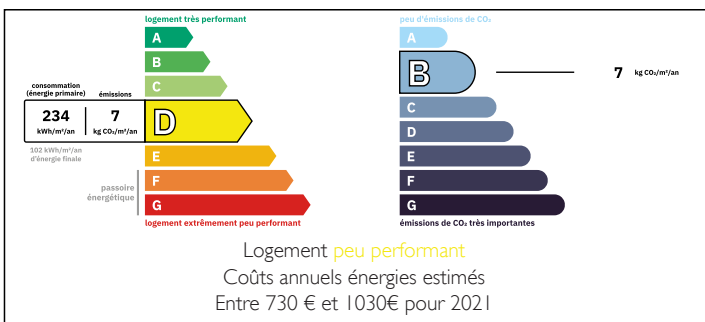


### IN BRIEF

Fantastic first floor 1-bedroom apartment in a superb golf resort, situated in the scenic Hautes Pyrenees near the spa town of Bagnères-de-Bigorre. Perfect for golf enthusiasts and those seeking resort style living in beautiful surroundings. This bright modern apartment features 1 bedroom, 1 bathroom, and a separate WC. The open-plan lounge/kitchen area leads to a south facing private terrace overlooking the beautiful golf course designed by award-winning golf architect Olivier Brizon with the majestic Pyrenees as the backdrop. Whether you are looking for a permanent residence, holiday/vacation home or an investment opportunity, this property will suit you. Its prime location makes it highly attractive for year-round outdoor activities like biking, hiking, and skiing, giving excellent potential for holiday/vacation rentals. CONTACT ME FOR MORE INFORMATION AND PHOTOS

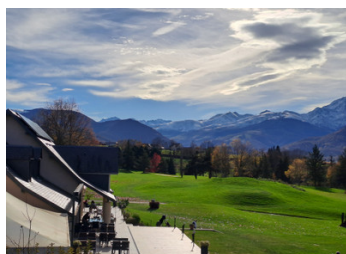


### ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: 425 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### ACCOMADATION:

This bright 1-bedroom first floor modern apartment offers comfort and style in a well-designed living space with excellent storage. The open-plan living area is filled with natural light, featuring patio doors that create a luminous and welcoming effect and lead to the private terrace. The bathroom has a full bath with an overhead shower and there is a separate WC. A spacious private terrace provides a peaceful outdoor space, ideal for relaxing and soaking up the mountain views.

- Entrance hall includes a large fitted cupboard and open shelves 7.7 m<sup>2</sup>
- Bedroom 7.2 m<sup>2</sup>
- Open plan living room/kitchen 17.0 m<sup>2</sup>
- Bathroom 3.5 m<sup>2</sup>
- Separate WC 1.6 m<sup>2</sup>

all measurements are approximate.

### OUTSIDE AREA:

- Terrace area: 5.6 m<sup>2</sup>
- 1 parking space

### FACILITIES / HEATING

- Fast fiber-optic internet is available for all your work-from-home and entertainment needs.
- Electric radiators in the entrance hall, living area, and bedroom
- Heated towel rail in the bathroom
- Thermostat for efficient radiator control
- 150ltr electric hot water cylinder

### LOCATION:

Less than 5 mins away, Bagnères-de-Bigorre (65200) is a charming, sought after spa town nestled in the foothills of the Pyrenees. Known for its thermal baths and stunning natural surroundings, it offers easy access to year round outdoor activities like hiking, skiing, and cycling. The town features the spa centre Aquensis, a great variety of local shops, restaurants. There is also a fantastic weekly street