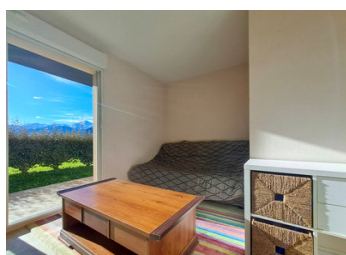
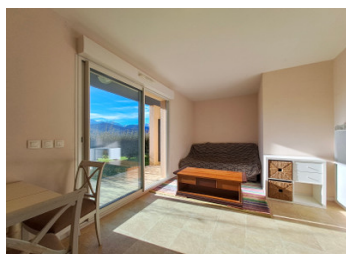


## PERFECT GOLF RESORT APARTMENT -GOLF+SPA+THERMES+SKI+CYCLING+HIKING+VIEWS PYRENEES



### INFORMATION

Town:	Bagnères-de-Bigorre
Department:	Hautes-Pyrénées
Bed:	1
Bath:	1
Floor:	37 m2
Outside Space:	6 m2



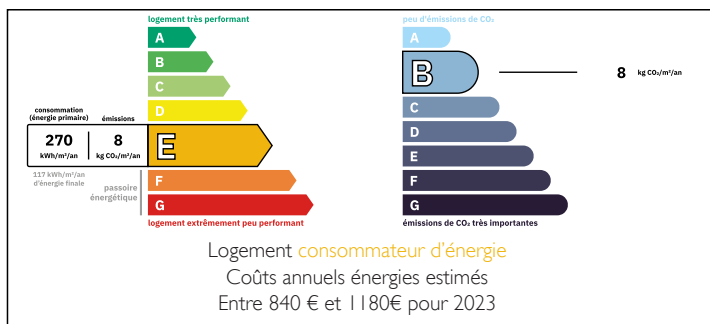
### IN BRIEF

A must-see ground floor 1-bedroom, 1 bath apartment in a spectacular golf resort setting. Situated 5 minutes from the sought after spa town of Bagnères-de-Bigorre, it's a perfect lock-up and leave or permanent residence for golf enthusiasts and/or those seeking resort-style living. The Golf Course Clubhouse features a bar, restaurant and terrace with superb mountain views. The apartment's open-plan lounge/kitchen/diner and lovely south-facing private terrace overlook the golf course with the Pyrenees as the backdrop.

If you are looking for a permanent residence, holiday/vacation home or an investment opportunity, then look no further. Not only do you have great spa amenities, thermal baths, gastronomy, culture right on your doorstep, it's also a prime location for year-round activities like biking, hiking, skiing, and, of course, golf!

CONTACT ME FOR MORE INFORMATION AND PHOTOS OR TO ARRANGE A VISIT SOON!

### 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:

This bright, modern 1-bedroom ground floor apartment offers comfort and style in a well-designed living space with excellent storage. The spacious entry hall leads past the bedroom and bathroom through to an open-plan kitchen/living/dining area filled with natural light. It features sliding patio doors leading to the large private terrace with views of the mountains and across the golf course. The bathroom has a full bath with an overhead shower and there is a separate WC. award-winning golf architect Olivier Brizon

- 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>

### 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 market and a superb traditional covered market hall

## LOCAL TAXES

Taxe foncière: 425 EUR

Taxe habitation: EUR

## NOTES