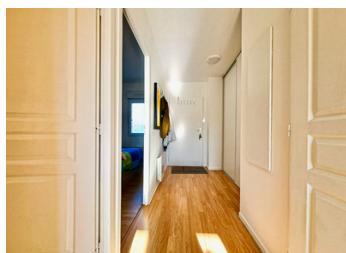
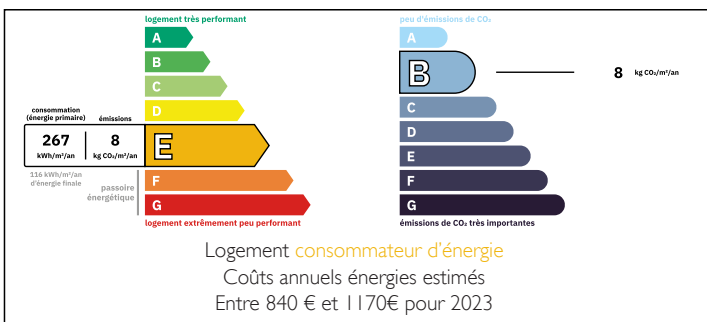


## GREAT GOLF RESORT | BED APARTMENT - GOLF / SPA / THERMES / SKI / CYCLING / HIKING / VIEWS PYRENEES



## ENERGY - DPE



## INFORMATION

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

## IN BRIEF

A must-see, modern ground floor 1 bed, 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 holiday/vacation home, permanent residence or rental investment for golf enthusiasts and those seeking resort-style living. The apartment's open-plan living space and spacious south-facing private terrace overlook the golf course with the Pyrenees as the backdrop. If you are looking for an apartment in an exceptional setting with income potential, look no further. In addition, the Golf Course Clubhouse features a bar, restaurant and terrace. 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.

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

### ACCOMMODATION:

This bright, modern 1-bedroom ground floor apartment offers comfort and style in a well-designed living space with excellent storage. The generous 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 spacious private terrace with views of the mountains and the golf course. The bathroom has a full bath with an overhead shower and there is a separate WC.

Entrance hall includes a large, fitted cupboard - 7.7 m<sup>2</sup>

Small Double 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:

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

150 ltr electric hot water cylinder

### REGION:

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, the thermal baths and a great variety of local shops, cafés, restaurants and amenities. There is a fantastic weekly street market and a superb traditional covered market hall...