

Spacious, bright 3-bed duplex with balcony, terrace, pool & private parking – excellent value



## INFORMATION

Town:	Mauléon-Barousse
Department:	Hautes-Pyrénées
Bed:	3
Bath:	3
Floor:	110 m <sup>2</sup>
Outside Space:	55 m <sup>2</sup>

## IN BRIEF

Spacious and light-filled 3-bedroom duplex apartment with river views, private terrace, parking and pool, set in a peaceful Pyrenean village.

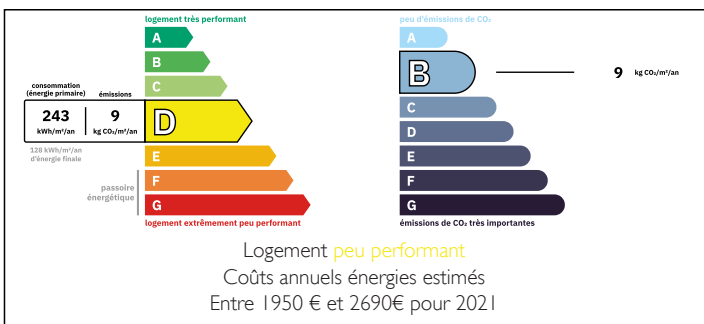
Offering over 109 m<sup>2</sup> across two levels and benefiting from its own private entrance, the property has a true house-like feel.

Generous living spaces, flexible layout and excellent indoor-outdoor flow make it ideal as a main home, stylish holiday retreat or high-performing rental.

Just a short walk to local amenities and only 10 minutes from Salechan–Siradan station, with links to Toulouse and direct access to Bagnères-de-Luchon for skiing, spa and year-round tourism.

A rare opportunity combining lifestyle, location and strong rental potential at an attractive price.

## ENERGY - DPE



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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

Superb 3-bedroom duplex apartment with river Views, private large terrace, parking and communal swimming pool – exceptional value in the heart of the beautiful Pyrenees

Let's step inside this spacious 3-bedroom duplex apartment, arranged over two levels and offering more than 109 m<sup>2</sup> of comfortable living space. With its generous proportions, private entrance, and well-defined layout, the property feels much more like a house than a traditional apartment.

Combining private and shared outdoor areas, a flexible layout, lovely river views and a peaceful village setting in the Pyrenees, this property represents outstanding value for money. Whether you're looking for a permanent home, a lock-up-and-leave holiday retreat, or a rental investment, this apartment delivers on every level.

## LOCAL TAXES

Taxe foncière: 1196 EUR

Taxe habitation: EUR

### UPPER FLOOR

#### ENTRANCE HALL (13.69 m<sup>2</sup>)

The apartment benefits from two separate entrances. This upper-level access, from the courtyard, opens into a welcoming hall with tiled flooring and spotlights, leading to the main sleeping accommodation.

#### BEDROOM 1 (8.29 m<sup>2</sup>)

Located directly ahead, this bedroom comfortably accommodates a double bed and features tiled flooring, window, hanging space, and an electric radiator.

It also benefits from a private shower room with WC and wash basin across the hallway.

#### BEDROOM 2 (9.86 m<sup>2</sup>)

Bright and airy, with space for a double bed. It has

## NOTES