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## Apartment for sale in Pyrénées-Atlantiques

Laruns , Pyrénées-Atlantiques , Nouvelle Aquitaine



**€188,000**

inc. of agency fees

3 Beds

99 sqm

A rare property for sale in the mountain sector of Laruns/Eaux-Bonnes, 15 mins from Gourette ski resort and 10 mins from the town...

### At a Glance

**Reference** MFH-ADF1626465

**Near to** Laruns

**Price** €188,000

**Bed** 3

**Pool** No

**Hab.Space** 99 sqm

**Land Tax** N/A

### Property Description

A rare property for sale in the mountain sector of Laruns/Eaux-Bonnes, 15 mins from Gourette ski resort and 10 mins from the town of Laruns, is this splendid 99m<sup>2</sup> apartment comprising a 55m<sup>2</sup> living area with kitchen, two bedrooms (12m<sup>2</sup> & 14m<sup>2</sup>), two bathrooms, a study, a garage and a 40m<sup>2</sup> terrace.

Located close to the soon to be reopening thermal spa of Eaux-Bonnes is this two bedroom apartment which enjoys lots of natural light to its rooms.

Thanks to the private terrace, the entrance to this apartment is independent from the others. Inside, there is a spacious 55m<sup>2</sup> space comprising the living, dining and kitchen area. The space is cosy and welcoming with its magnificent pellet burner. Ideal for entertaining and enjoying meals with friends and family.

To the right, a small corridor leads to the 12m<sup>2</sup> bedroom and an 8.5m<sup>2</sup> room which may serve as study or as a smaller bedroom. Finally there is a 5m<sup>2</sup> washroom and a toilet.

A corridor with storage wardrobe leads to a 14m<sup>2</sup> bedroom with bathroom and toilet.

The basement has two storage spaces and a garage which opens to the building's courtyard.

Electric powered convector radiators provide heat as weak as the new pellet burner. There is an electric powered hot water storage tank. Windows are double glazed. The building is connected to the sewage mains. The residents association has no current or ongoing disputes and the association is run by volunteers.

Leaving the apartment on foot you will discover the famous central alley with park, close to the heart of Empress Eugenie, and the splendid Casino of Eaux-Bonnes. The impressive architecture and rich past of the buildings will leave no one indifferent. This is a destination for mountain lovers.

You will be 15 mins from Gourette ski resort which is just below the summit of the mythical Col d'Aubisque mountain pass, famous amongst cyclists the world over. 30 mins from Artouste, 45 mins from Spanish border via the Col du Portalet and 45 mins from Pau.

## Summary

Property type: Apartment  
Bedrooms: 3  
Price: €188,000

## Key Information

Internal Area: 99 sqm

## Location: Nouvelle Aquitaine



## Gallery



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