

[Click to view MFH-ADF1626465](#)

## 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



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates