

[Click to view MFH-ADF1626039](#)

Apartment for sale in Hautes-Pyrénées

Barèges , Hautes-Pyrénées , Occitanie



€589,000

inc. of agency fees

6 Beds 202 sqm 0.01 ha

Located opposite the thermal spa of the mountain town of Cauterets, close to the town centre and hydrotherapy spa of Bains de Rocher...

At a Glance

Reference MFH-ADF1626039

Bed 6

Land 0.01 ha

Near to Barèges

Pool No

Price €589,000

Hab.Space 202 sqm

Land Tax N/A

Property Description

Located opposite the thermal spa of the mountain town of Cauterets, close to the town centre and hydrotherapy spa of Bains de Rocher is this building for sale comprising three two-bedroom apartments and a 70m² shop space. South/south-west facing.

You will adore this building's exceptional location and exposure allowing natural light to filter into the rooms. The terrace in front of the building is another selling point, the location being at the edge of the town

centre. Cauterets is a thermal spa town as well as having some of the best ski slopes in the Pyrenees.

The building has a duplex apartment which consists of a 25m² living room at the level of its 15m² terrace with a toilet, two bedrooms and a bathroom upstairs.

The second floor has a 30m² two-bedroom apartment with bathroom and fitted kitchen. A third two-bedroom apartment has been cleverly installed with a bathroom and fitted kitchen.

A 65m² shop space with toilet can provide a revenue or house another apartment.

There are four electric meters. The building is connected to the town sewage mains. Windows are double glazed. Heating is provided by electric radiators.

All commerce and services of Cauterets are accessible on foot: leisure activities, spa, ski lifts, ice rink, cinema etc. The ski slopes are some of the best in the Pyrenees with north-facing slopes allowing skiing late into the season. Hiking trails on your doorstep.

Some modernisation work should be allowed for. The roof and building are in excellent condition.

You will be 25 mins from Argelès-Gazost, 30 mins from Lourdes for TGV, 45 mins from Lourdes airport, 2h30 from Toulouse and 3h from Bordeaux.

Summary

Property type:	Apartment
Bedrooms:	6
Price	€589,000

Key Information

Internal Area:	202 sqm
Land Area:	0.01 ha

Location: Occitanie



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