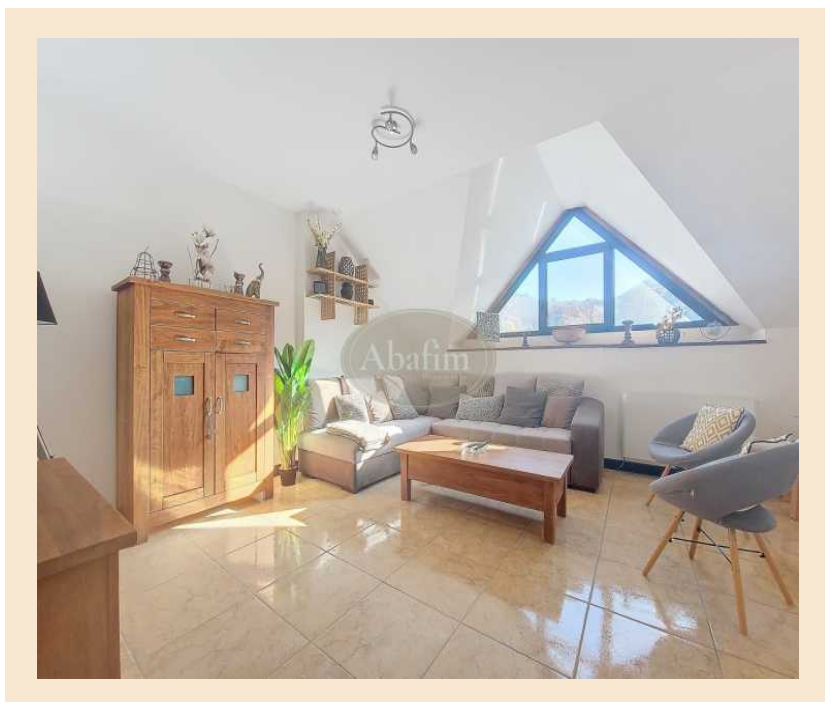


[Click to view MFH-ADF1626523](#)

Apartment for sale in Hautes-Pyrénées

Campan , Hautes-Pyrénées , Occitanie



€138,000

inc. of agency fees

2 Beds 60 sqm 0.3 ha

Located just three mins from the village of Sainte-Marie-de-Campan, a perfect spot between the Aspin and Tourmalet mountain passes...

At a Glance

Reference	MFH-ADF1626523	Near to	Campan	Price	€138,000
Bed	2	Pool	No	Hab.Space	60 sqm
Land	0.3 ha			Land Tax	N/A

Property Description

Located just three mins from the village of Sainte-Marie-de-Campan, a perfect spot between the Aspin and Tourmalet mountain passes and close to the ski resort of La Mongie, is this superb apartment for sale offering lots of natural light to its 60m² (Carrez Law, 69.5 m² footprint), situated on the second floor of a chalet style building. There is an entrance, living room with kitchen, two bedrooms, a washroom, toilet and storage space. All in a pleasant building containing eight total apartments. This mountain apartment has a private parking space, a storage cellar, laundry and is south, south-east facing.

This charming and well maintained building sits in a bucolic, leafy setting on 2974m² of land. It is set back from the road in a high position favouring tranquility and natural light.

An entrance way serves the 36m² double living area with open kitchen, two bedrooms of 9m² each, a 3m² washroom, toilet and a storage space where the hot water tank and washing machine are located. You will also benefit from a spacious storage space on the ground floor for ski, toboggans, bikes etc as well as a laundry area with power and water.

The apartment is sold entirely furnished: sofa, beds, tables and chairs etc, kitchen equipment, dishes etc.

This cosy apartment is perfect for a primary or secondary residence as well as a first purchase, retired persons, investors...

No work to be carried out, you may move straight in and begin to enjoy the local areas skiing, hiking, fishing, road and off road cycling...

Windows are aluminium framed and double glazed. Heating is provided by programmable electric-powered radiators. There is an electric powered hot water storage tank. The roof is covered in shingle. The building is connected to a septic tank system installed in 2020.

The annual resident's association fees are 1000 euros. The apartment constitutes 84 parts out of a total of 1000, the storage space 3 parts and the laundry 2 parts.

You will be 3 mins from Sainte-Marie-de-Campan and schools, 10 mins from the Aspin mountain pass, 15 mins from Bagnères-de-Bigorre for secondary school, 15 mins from La Mongie, 40 mins from Tarbes for TGV and airport, 2h from Toulouse and from Biarritz and 3h30 from the Mediterranean.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€138,000

Key Information

Internal Area:	60 sqm
Land Area:	0.3 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