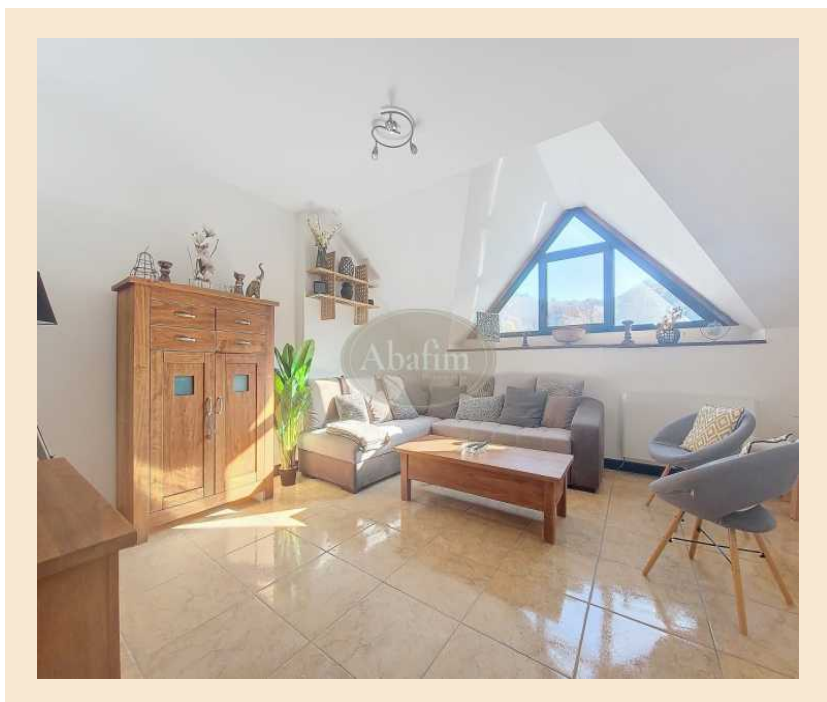


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## Apartment for sale in Hautes-Pyrénées

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

<b>Reference</b>	MFH-ADF1626523	<b>Near to</b>	Campan	<b>Price</b>	€138,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	60 sqm
<b>Land</b>	0.3 ha			<b>Land Tax</b>	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 60m<sup>2</sup> (Carrez Law, 69.5 m<sup>2</sup> 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 2974m<sup>2</sup> of land. It is set back from the road in a high position favouring tranquility and natural light.

An entrance way serves the 36m<sup>2</sup> double living area with open kitchen, two bedrooms of 9m<sup>2</sup> each, a 3m<sup>2</sup> 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

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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.

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**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.

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