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## Apartment for sale in Hautes-Pyrénées

Argelès-Gazost , Hautes-Pyrénées , Occitanie



# €167,000

inc. of agency fees

2 Beds      43 sqm      0.02 ha

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### At a Glance

<b>Reference</b>	MFH-ADF1626148	<b>Near to</b>	Argelès-Gazost	<b>Price</b>	€167,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	43 sqm
<b>Land</b>	0.02 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the lovely Pyrenean market town of Argeles-Gazost is this 43m<sup>2</sup>, first floor apartment for sale with a partial view of the mountains. Sold fully equipped and furnished, it includes a spacious living room with dining area, a kitchen, two bedrooms, a washroom and a toilet.

Situated on the first floor reached via a staircase, the entrance door is equipped with a video phone. The entrance serves the 12m<sup>2</sup> cosy living room with dining area and 7m<sup>2</sup> fully fitted kitchen with multiple

storage spaces.

There are two bedrooms (8m<sup>2</sup> & 9m<sup>2</sup>) with laminated flooring and built-in storage. There is a 3.4m<sup>2</sup> washroom in a relaxed, retro design. Finally the toilet completes this area.

The ensemble of joinery, materials and volumes used give this apartment a unique and cosy charm. It is sold entirely furnished, equipped and decorated. This is an excellent opportunity to obtain your new home or holiday residence where you can move in and begin to appreciate the area and all it has to offer immediately.

Windows are PVC double glazed with imitation wood. There are modern, electric-powered radiators. Hot water is provided by an electric-powered storage tank. The building is connected to the town sewerage mains.

The residents association charges total 707 euros for the year including general upkeep and insurance of shared areas. The apartment represents 1300 parts of a total of 10000 which represents the entire building and which comprises 9 total apartments. The residents association has no works currently ongoing.

You will be close to all commerce and services and locally renowned market each Tuesday. Lourdes and golf course 15 mins, as well as TGV-served train station, at the foot of several ski areas (Hautacam, Luz-Ardiden, Cauterets, Baretges-Tourmalet etc.) Tarbes airport 25 mins, Pau 45 mins, Spain 1h30, Auch 1h30, Toulouse 1h45, Biarritz and the Basque coast 1h50.

## Summary

Property type:	Apartment
Bedrooms:	2
Price	€167,000

## Key Information

Internal Area:	43 sqm
Land Area:	0.02 ha

## Location: Occitanie



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