

A 2nd floor studio apartment with a south facing balcony in the popular spa town of Barbotan les Thermes



## INFORMATION

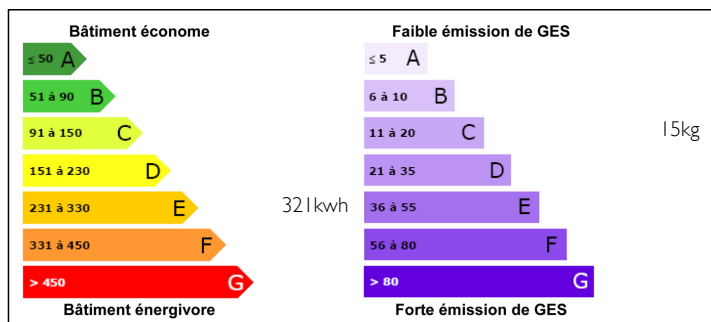
Town:	Cazaubon
Department:	Gers
Bed:	1
Bath:	1
Floor:	22 m2
Plot Size:	0 m2

## IN BRIEF

Ideally situated just a short walk (450m) from the thermal baths and even closer to shops and restaurants. The apartment includes private parking, wifi, electric shutters and a south facing balcony that looks out to the countryside and the fountain at the entrance of the town. A great opportunity to invest with regular income from April to October or to enjoy it yourself.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 450 EUR**

## NOTES

## DESCRIPTION

As you enter the apartment entrance hall you have the shower room to your left and the studio in front of you.

The shower room (3m x 1.4m) consists of a shower, bidet, toilet, hand basin and the water heater.

The studio room (4m x 4m) includes some built in storage, kitchenette with built in hob, electric heater. The balcony overlooks the entrance to the town and the main street but has no buildings opposite so you can enjoy a view of the countryside and the fountain.

The thermal baths are the main draw for the town but you will also find the old rampart, vestige of a Templar manor, the ruins of a feudal castle and as you walk around various beautiful plants. In July the pink lotuses (Unique in France) but also palm trees, magnolias, water lilies and more.

Typical rental rates are €390 rising to €490 per 3 weeks.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>