LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46873PED65 Price: 170 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (160 000 EUR without fees)

T3 apartment with fantastic south-facing mountain views from the balcony and living area.















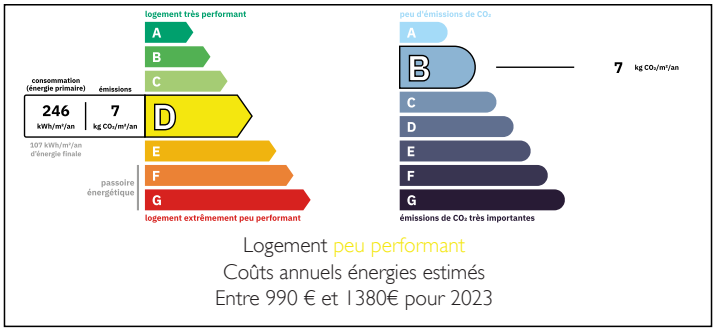
INFORMATION

Town:	Germ
Department:	Hautes-Pyrénées
Bed:	2
Bath:	1
Floor:	52 m2
Plot Size:	0 m2

IN BRIEF

With easy access to the ski slopes and mountain biking routes at Peyragudes, this delightful, top floor apartment with stunning mountain views provides the ideal base for experiencing the Peyragudes resort activities. 2 comfortable double rooms and space for a large sofa bed in the generous living area accommodate 6 people so you can holiday here with family and friends or generate an income through holiday rentals. The south-facing balcony and open plan living area mean you can relax and eat-in after a good day out on the mountain. Restaurants and a bakery are within walking distance. In addition, there is a small supermarket and various ski rental shops in the local area. The frequent, free shuttle bus service gives quick access to the ski lifts and the Skyvall gondola which takes you down to Loudenvielle...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 990 € et 1380€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**540 EUR**

NOTES

DESCRIPTION

Upon entering the apartment, you are welcomed by a bright entrance hallway with a large storage cupboard, ideal for coats, boots and bags. The property also benefits from a private ski locker and a basement garage parking space, providing secure and convenient storage for skis and a vehicle throughout the year. Laminate wood flooring and electric radiators throughout the apartment provide a practical and comfortable base for enjoying the mountains in every season.

The first bedroom (2.9m x 2.8m) offers flexible sleeping arrangements, with space for either two single beds or a double bed. A large double wardrobe provides plenty of storage, while the north-facing balcony offers a private outdoor space — perfect for stepping outside for some fresh mountain air.

Continuing along the hallway, the bathroom (2m x 1.5m) has a bath with overhead shower and a useful rail for drying damp ski clothing after a day on the slopes. The WC is separate.

At the heart of the apartment is the generous kitchen/living/dining room (5.5m x 4.7m), providing plenty of space for relaxing and dining with family and friends. The six-person dining table is ideal for meals together after a day in the mountains, while there is ample room for a large double sofa bed and additional storage.

The real highlight of this room is the fantastic southerly mountain outlook. The balcony provides the perfect spot for a morning coffee while taking in the views and checking the day's weather and snow conditions before heading out...