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Mountain chalet

329 000 € [Gebühren an den Verkäufer]

- Referenz : AF26836
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 3
- Wohnfläche : 136 m²
- Grundstücksfläche : 5 000 m²
- Grundsteuer : 400 €



Located 15 minutes from Argelès-Gazost, this charming chalet has 7 rooms and nestles on more than 5000 m² of land with spectacular views of the surrounding mountains.

The main chalet has been tastefully renovated and offers about 76 m² consisting of a big kitchen that gives onto a dining room, a cosy living room and two master bedrooms. The attic needs some refurbishing and currently has two beds from family or friends.

When entering the chalet, you discover an open-plan kitchen with a bright living room. A small foldable staircase leads to the bedrooms below that have wonderful views of the stream.

Moreover, the self-contained apartment (46 m²) has a bright living space with an equipped kitchen and two bedrooms with private bathrooms. Ideal for your friends or family, or as rental income.

Enjoy the lovely days about the fire pit and barbecue area, on the edge of a charming stream that makes the spot even more peaceful.

The chalet already has a nice rental income via Gîtes de France: 25,000 - 30,000 euros for the main chalet and 12,000 euros for the self-contained apartment.

The apartment will need an individual drainage system to be installed and beautification of the garden areas.

Construction is tradition, in stone with a natural slate tiled roof. Heating and hot-water are provided by electricity.

Located only 15 minutes from Argelès-Gazost; 20 min from the ski resort Hautacam; 10 min from Lourdes; not far from Luz Saint Sauveur and Caunterets; this unique property combines a wonderful location with exceptional potential.

ENERGIEVERBRAUCH : C (178)

TREIBHAUSGAS : A (5)