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## Rental property

**410 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26896
- Zimmeranzahl : 9
- Schlafzimmeranzahl : 5
- Wohnfläche : 180 m<sup>2</sup>
- Grundstücksfläche : 120 m<sup>2</sup>
- Grundsteuer : 2 650 €



Located in the centre of Bagnères de Bigorre, this rental property is composed of a studio apartment, a spacious two-bedroom apartment and a nice four room apartment. It has been entirely renovated and has a good profitability.

This building is right in the centre of town and is ideal as a seasonal rental investment.

The ground floor is a studio apartment (26.7 m<sup>2</sup>) with a main room, a kitchen that is fully equipped and perfectly functional and a bathroom with a walk-in shower and toilet. This studio gives directly onto the courtyard outside.

The apartment on the first floor measures 64.3 m<sup>2</sup> and is composed of a huge living-cum-dining room that gives onto the kitchen, two bedrooms with walk-in closets, a shower-room and a separate toilet.

The apartment on the second floor measures 68.5 m<sup>2</sup> and is composed of a dining room that gives onto the kitchen, followed by a nice living room, two bedrooms, a shower-room and a separate toilet.

The building also has a storage room for cleaning products and household linen, which makes managing the rentals easier. There are also common areas for the residents, such as a laundry room and the courtyard outside which is ideal for relaxing.

Construction is traditional. Windows are double-glazed. Connected to mains drainage. The roof is recent. Heating provided by electric heaters. Each apartment has its own electricity meter.

Located in the centre of Bagnères with all conveniences; 15 minutes from the motorway; 20 min from Tarbes; 25 min from the ski station La Mongie; 1 hr from Spain; 1 hr 45 min from Biarritz, the Atlantic Ocean and Toulouse; 2hr 45 min from the Mediterranean Sea.

**ENERGIEVERBRAUCH : D (206)**

**TREIBHAUSGAS : B (6)**