



16, Avenue de la Marne - 65000 TARBES
Tel.: 0033 (0) 562.345.454. - Fax : 0033 (0) 562.346.660
abafim.it
Contattaci anche tramite e-mail su contact@abafim.com

Mountain chalet

329 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26836
- Numero di stanze : 7
- Numero di camere da letto : 3
- Superficie abitabile : 136 m²
- Superficie del terreno : 5 000 m²
- Imposta patrimoniale : 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 Cauterets; this unique property combines a wonderful location with exceptional potential.

CONSUMO ENERGETICO : C (178)

GAS SERRA : A (5)