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## Three Two-Bedroom Apartments & Shop Space

**589 000 €** [ Fees paid by the seller ]

- Reference : AF26039
- Number of rooms : 10
- Number of bedrooms : 6
- Living space : 202 m<sup>2</sup>
- Land size : 72 m<sup>2</sup>
- Local taxes : 2 697 €



Located opposite the thermal spa of the mountain town of Cauterets, close to the town centre and hydrotherapy spa of Bains de Rocher is this building for sale comprising three two-bedroom apartments and a 70m<sup>2</sup> shop space. South/south-west facing.

You will adore this building's exceptional location and exposure allowing natural light to filter into the rooms. The terrace in front of the building is another selling point, the location being at the edge of the town centre. Cauterets is a thermal spa town as well as having some of the best ski slopes in the Pyrenees.

The building has a duplex apartment which consists of a 25m<sup>2</sup> living room at the level of its 15m<sup>2</sup> terrace with a toilet, two bedrooms and a bathroom upstairs.

The second floor has a 30m<sup>2</sup> two-bedroom apartment with bathroom and fitted kitchen. A third two-bedroom apartment has been cleverly installed with a bathroom and fitted kitchen.

A 65m<sup>2</sup> shop space with toilet can provide a revenue or house another apartment.

There are four electric meters. The building is connected to the town sewage mains. Windows are double glazed. Heating is provided by electric radiators.

All commerce and services of Cauterets are accessible on foot: leisure activities, spa, ski lifts, ice rink, cinema etc. The ski slopes are some of the best in the Pyrenees with north-facing slopes allowing skiing late into the season. Hiking trails on your doorstep.

Some modernisation work should be allowed for. The roof and building are in excellent condition.

You will be 25 mins from Argelès-Gazost, 30 mins from Lourdes for TGV, 45 mins from Lourdes airport, 2h30 from Toulouse and 3h from Bordeaux.

**ENERGY CONSUMPTION :** **G (477)**

**GREENHOUSE GAS :** **C (16)**