

83 m2 apartment (6 rooms) partially renovated - private parking. Between 2 ski resorts (12 mins)

## EXCLUSIVE



## INFORMATION

Town:	Castillon-de-Larboust
Department:	Haute-Garonne
Bed:	2
Bath:	2
Floor:	83.15 m2
Plot Size:	0 m2

## IN BRIEF

Superb price and opportunity to own a 6 room apartment just 6 km from Bagnères de Luchon (the Queen of the Pyrenees) between two ski resorts (12 minutes drive away). The apartment is on the ground floor of Residence Esquerade in the little Pyrenees village of Castillon de Larboust. There is an allocated private parking space. Please see below for the full description of the property. SKI INFORMATION • 9 km (12 minutes) to Peyragudes ski station • 8 km (12 minutes) to the tele-cabin to the ski resort Superbagnères



## ENERGY - DPE



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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.



## DESCRIPTION

This 83 m2 apartment has been partially renovated but still requires work to complete.

The electricity cables have been pulled through and are ready to connect to fittings etc.

It is situated in a wonderful building in the village of Castillon de Larboust, just a 10 minute drive to the:

- Ski resort of Peyragudes in the Haute Pyrenees
- Tele-cabin at Bagnères de Luchon taking you up to the ski resort of Superbagnères in the Haute Garonne

Just a 6 minute drive and you are in the ski/spa town of Bagnères de Luchon (known as the Queen of the Pyrenees with a great selection of bars and restaurants, shops plus:

- Golf course
- Lake
- Aerodrome where you can glide, paraglide, or take a ride in a small plane over the mountains

The apartment is on the ground floor.

There are steps down to the entrance door leading into the apartment. The owner had a plan to design and develop the apartment as follows:

Large entrance hall with a lounge to the left with a window. Some insulation and plaster board has been completed in this room.

Behind the lounge a dining area with space to the side for a potential sofa bed (all insulated and plaster boarded)

Bedroom 1 with 2 high internal windows that require glass and a laminated clic-clac floor (insulated and plaster boarded)

Bedroom 2 with high internal windows that require

## NOTES