

Beautiful 7-bedroom mansion and apartment in the centre of Bagnères de Luchon. Family home, gîte, B&B. Walking distance to the thermes, skiing, bars/restaurants with...



INFORMATION

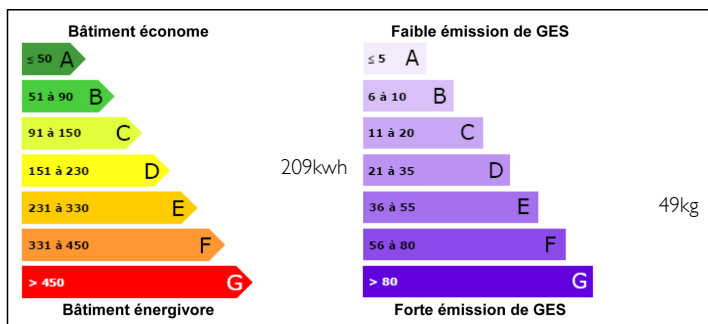
Town:	BAGNERES DE LUCHON
Department:	Haute Garonne
Bed:	7
Bath:	6
Floor:	284 m2
Plot Size:	956 m2



IN BRIEF

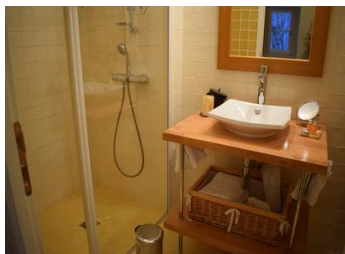
Excellent price and opportunity to own this charming home in the famous spa and ski town of Bagnères de Luchon, within walking distance to the ski lift for Superbagnères. Currently an established and successful bed and breakfast. Each bedroom has its own shower or bathroom and separate WC. All floors have balconies with views of the surrounding mountains. There is a pretty garden, two terraces, a garage and..... rare for this sought-after location, a private car park. Ski Information: • 800 m to the ski lift for Superbagnères Ski Resort • 19-minute drive to Peyragudes Ski resort (13 km) • Ski hire and equipment shops • Outside ice-skating rink at Christmas and New Year • Thermal spa

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

A spacious and elegant home offering you the opportunity for a

- Large family home
- Family home with an apartment at garden level for family
- Home with established and successful B&B and a separate apartment.
- Owner accommodation (apartment) with the main property offering prestige rental accommodation

As you approach the property, you cannot fail to be charmed by its pretty façade with balconies on each level.

There are many attractive features including:

- Wooden flooring throughout the property
- Beautiful wooden staircase with iron bannisters
- High ceilings giving a spacious feel
- Double glazed windows and patio doors
- Internal wooden shutters
- Ormate carved balconies
- Ormate door handles, and other original features have been safe guarded where possible by the current owners

LOCAL TAXES

Taxe foncière: 3400 EUR

NOTES

GROUND FLOOR

A wide hallway with polished wooden floor opens into the following accommodation:

LOUNGE

This spacious room has high ceilings and has 2 patio doors opening onto the pretty balcony facing the park, overlooking the front garden and terrace. A further two patio doors have Juliette balconies that open to the side of the property. These 4 doors bring lots of light and sunshine into this lovely area.