

Beautiful 7-bed mansion apartment in the centre of Luchon. Family home, gite, B&B near the spa/thermes



## INFORMATION

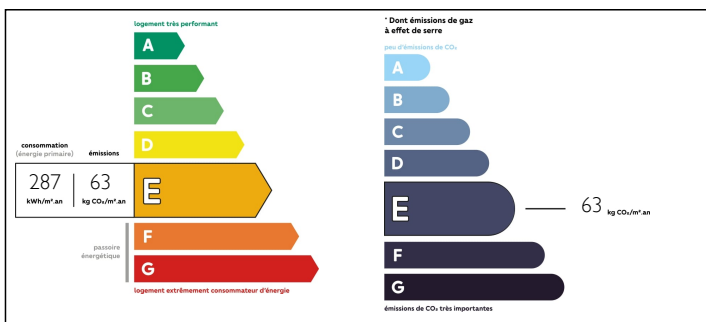
Town:	Bagnères-de-Luchon
Department:	Haute-Garonne
Bed:	7
Bath:	6
Floor:	284 m2
Plot Size:	956 m2



## IN BRIEF

An established and successful bed and breakfast but offers other possibilities \* B&B with an apartment with a separate entrance on the garden level \* Apartment and large house to rent (an investment) \* A family home with a flat for elderly parents or older children \* A flexible mix of all of the above depending on the season 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. Panoramic views of the mountains. The owner is leaving 27,052 euros of furniture included in the price which will also reduce the notaire fees. Ski Info • 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

Especially interesting is the proximity to the thermes (offering different cure treatments from March to October where clients seek accommodation for 3 weeks) The property

## LOCAL TAXES

**Taxe foncière: 3400 EUR**

## NOTES

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
- Ornate carved balconies
- Ornate door handles, and other original features have been safe guarded where possible by the current owners

### 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