

Spacious modern 2-bedroom apartment (54.89m ) with garage & ski storage in Luchon, near the ski lift & cafés

EXCLUSIVE



## INFORMATION

|                |                    |
|----------------|--------------------|
| Town:          | Bagnères-de-Luchon |
| Department:    | Haute-Garonne      |
| Bed:           | 2                  |
| Bath:          | 1                  |
| Floor:         | 54.89 m2           |
| Outside Space: | 580 m2             |

## IN BRIEF

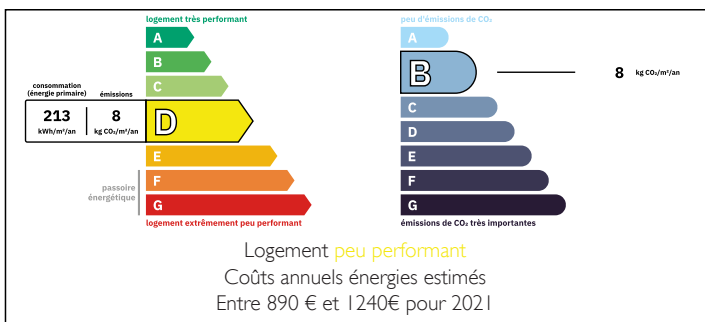
Ideally located in vibrant Bagnères de Luchon, this spacious 2-bedroom apartment (54.89 m<sup>2</sup> loi Carrez) is just a short walk from shops, bakeries, cafés, and restaurants – everything you or your guests could need for a comfortable stay in the Pyrenees.

- \* Private parking in a secure ground-floor garage
- \* Dedicated ski locker – perfect for winter adventures
- \* Sold fully furnished – move in or start renting straight away

An excellent holiday home or rental investment with easy access to two popular ski resorts:

- \* Superbagnères – via the télé-cabine in the town centre
- \* Peyragudes – reachable by ski shuttle or car from central Luchon

## ENERGY - DPE



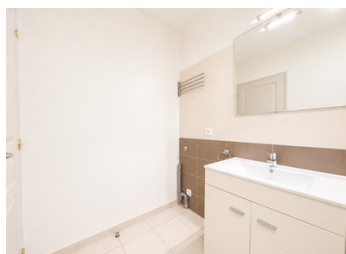
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

BEDROOM IMAGES HAVE BEEN VIRTUALLY  
HOME

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## DESCRIPTION

Situated on the first floor of a well-maintained, renovated building, this charming 2 bedroom apartment is the perfect lock-up-and-leave holiday home or rental investment.

It benefits from a private ski locker and allocated parking in a secure ground-floor garage – a rare and valuable feature in the centre of Bagnères de Luchon.

Just a short stroll takes you to the town's restaurants, shops, spa, and ski lift.

From the shared entrance hall, a lovely wooden staircase leads to the first-floor landing and the entrance to the apartment where you will find:

### ENTRANCE HALL (6.81 m<sup>2</sup>)

Step inside and you're greeted by a bright and practical entrance hall, designed with everyday comfort in mind. A full-height cupboard with smooth sliding doors offers generous storage for coats, shoes, and outdoor gear — everything has its place.

The discreetly housed water cylinder and easily accessible electricity meter reflect thoughtful planning.

To the left, the hallway leads seamlessly into the heart of the home — the main living area.

### LIVING AREA & KITCHEN (25.60 m<sup>2</sup>)

This is the kind of space that instantly feels like home — light-filled, spacious, and perfect for socialising or simply relaxing. It's large enough for a sofa bed, allowing for flexible accommodation whenever guests come to stay.

Living area features:

## NOTES