LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46376APA31 Price: 535 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (510 000 EUR without fees)

Papilio: Pyrenean Lodge with Established Gîte Business & Mountain Views

EXCLUSIVE















INFORMATION

Town:	Montauban-de-Luchon
Department:	Haute-Garonne
Bed:	10
Bath:	7
Floor:	265 m2
Plot Size:	1386 m2

IN BRIEF

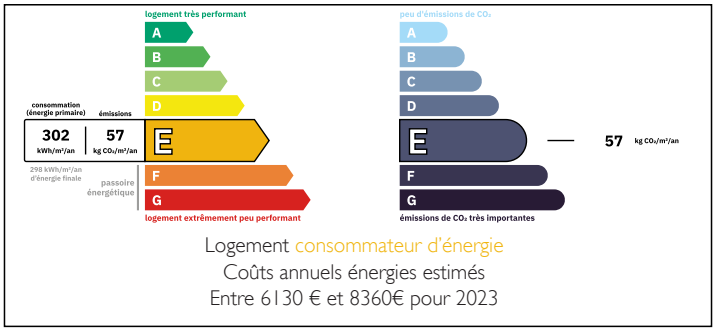
Discover Papilio, a beautifully restored 19th-century lodge nestled in a peaceful village just 20 minutes from the spa and ski town of Bagnères-de-Luchon. This exceptional property seamlessly blends a charming family residence with an established, holiday rental business.

The main house features three bedrooms, exposed beams, and panoramic mountain views, while a separate 5-bedroom gîte offers the potential for a consistent income. An independent studio offers flexible space for additional accommodation.

South-facing gardens, a swimming pool, and ample parking complete this move-in-ready package.

This rare property offers the ultimate outdoor lifestyle combined with genuine business potential.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6130 € et 8360€ pour 2023

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.

Ref: A46376APA31 Price: 535 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (510 000 EUR without fees)







NOTES

DESCRIPTION

Restored 19th-Century Lodge with Gîte, Studio & Pool near Bagnères-de-Luchon

Set in a picturesque village just a 20-minute walk from the vibrant spa and ski town of Bagnères-de-Luchon, "Papilio" is a beautifully restored 19th-century lodge offering the ultimate Pyrenean outdoor lifestyle combined with an established business opportunity.

Whether you are seeking a magnificent family residence with mountain trails on your doorstep, a turnkey holiday rental business, or a multi-generational estate, this versatile home delivers on every front. Featuring uninterrupted mountain views, south-facing gardens, a private swimming pool, and dedicated guest accommodation, this move-in-ready property is a rare find in the heart of the Pyrenees.

Main House – Character, Comfort & Light

1. Ground Floor Living: The main house opens into a welcoming entrance hall with original wooden flooring, leading to practical spaces designed for outdoor living—including a dedicated boot room, shower room, WC, and a storage/laundry room with direct access to the rear garden (ideal for shedding wet gear after a day on the slopes or trails).

2. Double-Aspect Lounge: A bright, character-filled living room features exposed timber beams, warm wooden floors, and a cosy wood burner, all framed by views across the garden toward the Pyrenean peaks.

3. Indoor-Outdoor Kitchen Diner: A few steps down leads to a modern, fully fitted kitchen/diner overlooking the grounds. Direct outdoor access makes alfresco dining and summer entertaining effortless.

4. Upper Floor Bedrooms & Views: The first-floor landing provides a serene reading nook. Accommodation includes a double bedroom with a built-in window seat capturing mountain views,...