

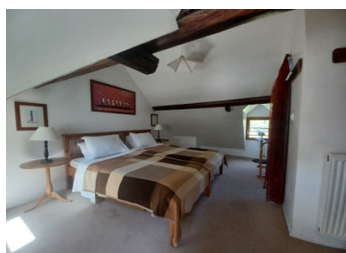
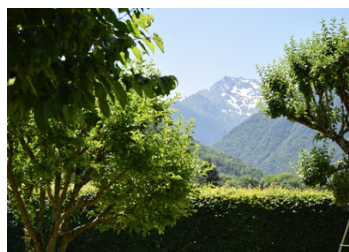
Family house with separate gite and studio close to Bagneres de Luchon

EXCLUSIVE



INFORMATION

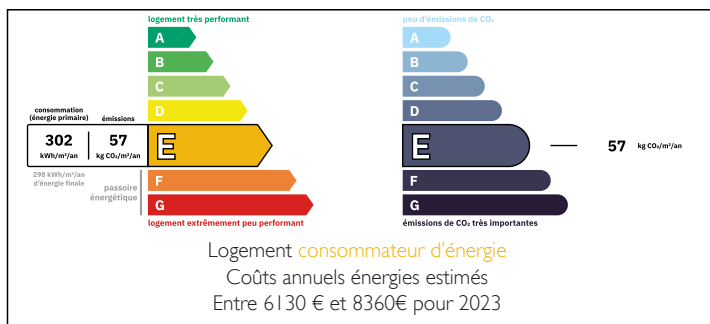
Town:	Montauban-de-Luchon
Department:	Haute-Garonne
Bed:	11
Bath:	7
Floor:	265 m2
Plot Size:	1386 m2



IN BRIEF

Discover a rare, move-in-ready property near Bagneres de Luchon, offering the perfect combination of family living, outdoor space and income potential. Currently enjoyed as a main home with a separate gîte, this versatile residence is ideal for buyers seeking space for visiting family, renting as a holiday let, or simply enjoying a superb Pyrenean lifestyle.

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.



NOTES

DESCRIPTION

Exceptional Family Home with Separate Gîte & Pool
– Bagneres de Luchon

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Main House – Warm, Bright & Characterful

The entrance hall features wooden flooring and provides access to practical spaces including a boot room, WC, shower room, and a dedicated storage/laundry area with direct access to the rear gardens.

A second door opens into a large, bright living room with double-aspect. The room is full of character, with wooden floors, exposed beamed ceilings and a wood burner, while enjoying wonderful garden and mountain views.

A few steps lead down into the kitchen diner, fitted with a modern kitchen and overlooking the garden. From here, you can step out and enjoy outdoor living whenever the mood takes you.

First Floor – Comfortable Bedrooms & Stunning Views

Stairs lead to a first-floor landing, creating a quiet reading/relaxing space.

From the landing, enjoy a light and airy double bedroom with an attractive window seat, offering impressive mountain and garden views.