

[Click to view MFH-ADF1626174](#)

Chambre d'Hote or Gite for sale in Haute-Garonne

Bagnères-de-Luchon , Haute-Garonne , Occitanie



€760,000

inc. of agency fees

7 Beds 300 sqm 0.06 ha

Located in a Pyrenean village at 1000m altitude (3200ft), 10 mins from Bagnères-de-Luchon, is this 190m² home for sale including a...

At a Glance

Reference	MFH-ADF1626174	Near to	Bagnères-de-Luchon	Price	€760,000
Bed	7	Pool	No	Hab.Space	300 sqm
Land	0.06 ha			Land Tax	N/A

Property Description

Located in a Pyrenean village at 1000m altitude (3200ft), 10 mins from Bagnères-de-Luchon, is this 190m² home for sale including a 110m² mountain gite. Typical in style of the region, it has a total of two living/dining rooms, two kitchens, seven bedrooms, four bathrooms and two terraces on a 600m² plot of land, south-facing with an exceptional view of the peaks.

Located in a charming, peaceful Pyrenean village away from busy roads and nestled at 1000m altitude, this property will appeal to even the most demanding.

The five-bedroom gîte has been tastefully renovated and decorated in the style typical of the mountains. It has a 15-person capacity with three washrooms, a kitchen-dining-sitting room as well as a 31m² terrace and exceptional view of the mountains.

The main house has a spacious entrance hall of 34m² serving a 37m² professional kitchen, an ample and convivial living and dining room of 69m² with a panoramic window facing south and the mountains as well as a magnificent fireplace to sweeten your winter's evenings after a day skiing nearby.

A wooden staircase leads up from the hallway to two bedrooms (16.5m² and 22m²) and a 4m² washroom.

Outside, the terrace as well as other spaces will provide places to relax and enjoys the sublime view of the peaks.

This is a wonderful opportunity to obtain a rare mountain property in an exceptional environment. This valley is much sought-after and has a dynamic reputation for outdoor pursuits including hiking, mountain biking, road cycling and paragliding and is only 10 mins from skiing.

The structure is constructed from stone. The roof is covered in natural slate and also cement fibres. Windows are wooden framed with one pane of glass. Heating is provided by a fuel-powered system as well as the fireplace. There are two new hot water storage tanks. There are numerous layers of sheep's wool insulation. The property is served by an individual sewage system.

You will be 10 mins from Bagnères-de-Luchon, less than 10 mins from Peyragudes ski area, 20 mins from the Spanish border, 1h50 from Toulouse and airport, 2h30 from the Atlantic coast and from the Mediterranean coast.

Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	7
Price	€760,000

Key Information

Internal Area:	300 sqm
Land Area:	0.06 ha

Location: Occitanie



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates