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## House for sale in Haute-Garonne

**Bagnères-de-Luchon , Haute-Garonne , Occitanie**



# €173,000

inc. of agency fees

2 Beds      58 sqm      0.02 ha

Located in the centre of Bagnères de Luchon, a lively spa town with a ski resort, this cosy and charming house has been tastefully...

### At a Glance

**Reference** MFH-ADF1626325

**Bed** 2

**Land** 0.02 ha

**Near to** Bagnères-de-Luchon

**Pool** No

**Price** €173,000

**Hab.Space** 58 sqm

**Land Tax** N/A

### Property Description

Located in the centre of Bagnères de Luchon, a lively spa town with a ski resort, this cosy and charming house has been tastefully renovated. It is composed of one bedroom, a study, a living room, an open-plan kitchen, a laundry room, a shower-room, an attic and a terrace.

The front door opens onto a living space (31 m<sup>2</sup>) consisting of a modern and equipped kitchen that gives onto the living room. You're going to adore the elegant and warm renovation.

On the left wing, you'll find a functional laundry room and a big 12 m<sup>2</sup> bedroom with access to the terrace.

From this bedroom, an additional space could be created and would increase the living space.

On the right wing, there is a magnificent shower-room (3.5 m<sup>2</sup>) with a toilet and then a study (7.5 m<sup>2</sup>) in which a big bed or bunk beds could be placed.

This charming house needs no work. It is ideal as a rental investment, a first-purchase, the newly retired or as a pied-à-terre; near all conveniences, hiking trails, mountain bike trails, spas, etc. A must-see to visit right away!

Construction is traditional; slate tiled roof; PVC and double-glazed joinery; mains drainage; mains gas-fired boiler for heating and hot water.

Located in the centre of Bagnères de Luchon; 8 minutes from the ski resort Superbagnères, accessible via the new cable car; 15 min from Spain; 1 hr 30 min from Toulouse and its airport; 2 hr 30 min from the Mediterranean Sea and the Atlantic Ocean.

### Summary

Property type:	House
Bedrooms:	2
Price	€173,000

### Key Information

Internal Area:	58 sqm
Land Area:	0.02 ha

### Location: Occitanie



## Gallery







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**S. and L. BROWN**



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