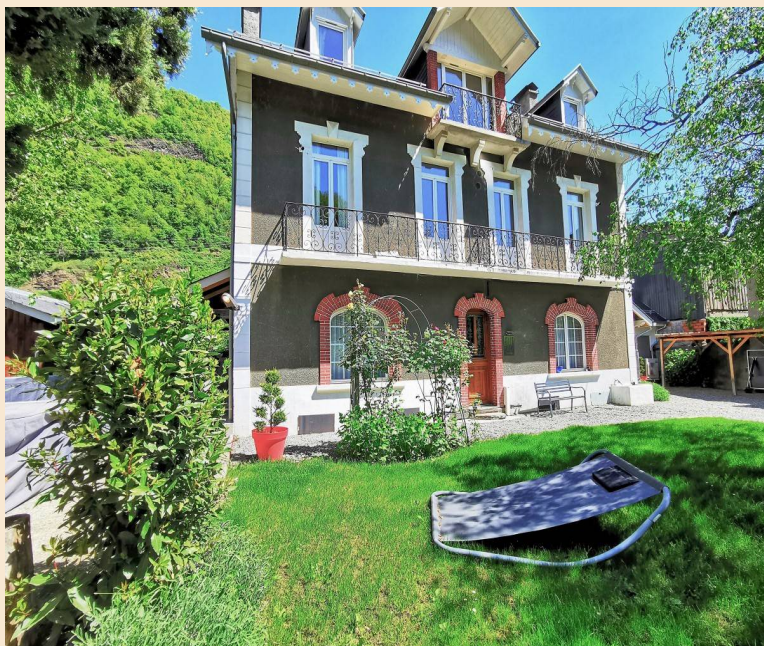


[Click to view MFH-ADF161800314](#)

## House for sale in Haute-Garonne

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



**€760,000**

**inc. of agency fees**

7 Beds      330 sqm      0.07 ha

Located in the heart of the spa town Bagnères de Luchon, near all conveniences, this beautiful house has character (330 m<sup>2</sup>) and is...

### At a Glance

**Reference** MFH-ADF161800314

**Bed** 7

**Land** 0.07 ha

**Near to** Bagnères-de-Luchon

**Pool** No

**Price** €760,000

**Hab.Space** 330 sqm

**Land Tax** N/A

### Property Description

Located in the heart of the spa town Bagnères de Luchon, near all conveniences, this beautiful house has character (330 m<sup>2</sup>) and is composed of 7 bedrooms and 6 bathrooms, with a garden measuring 720 m<sup>2</sup>.

The front gate opens onto a small gravelled drive and a landscaped garden. The façade of the house has 2 wrought-iron balconies and many openings which flood the rooms with light.

The front door opens onto a huge living room with a dual aspect and a pellet burning heater. The wooden staircase opposite the door is the central axe of the house. To the right is a big dining room, followed by a fully-fitted kitchen. Upstairs, there are 4 bedrooms (2 being suites), a separate bathroom, a toilet and a study on the landing. The next floor has 3 more bedrooms (2 being suites), a separate bathroom, a toilet and a cosy sitting room with a play area on the mezzanine.

Each bedroom is remarkable: the choice of materials, the colour palettes, the decorative features - all combined to form a cosy and welcoming atmosphere.

This magnificent house is finished off with a fitness room that has a sauna and a shower-room. There is also a meeting room. The comfort of this house makes it ideal as a large family home or as a guest house.

The landscaped garden is hidden from view and has several different spaces: a covered summer kitchen, a terrace for meals outside, an ornamental garden and a car shed for 3 vehicles that has a charging point for electric vehicles.

Situated in a quiet neighbourhood, very close to the centre of Luchon, you'll be able to enjoy all conveniences, which are in the immediate vicinity.

Located in Bagnères de Luchon; an hour and a half from Toulouse and its international

airport; 2 and a half hours from the Atlantic Ocean; 3 and a half hours from the beaches of the Mediterranean Sea.

### Summary

Property type:	House
Bedrooms:	7
Price	€760,000

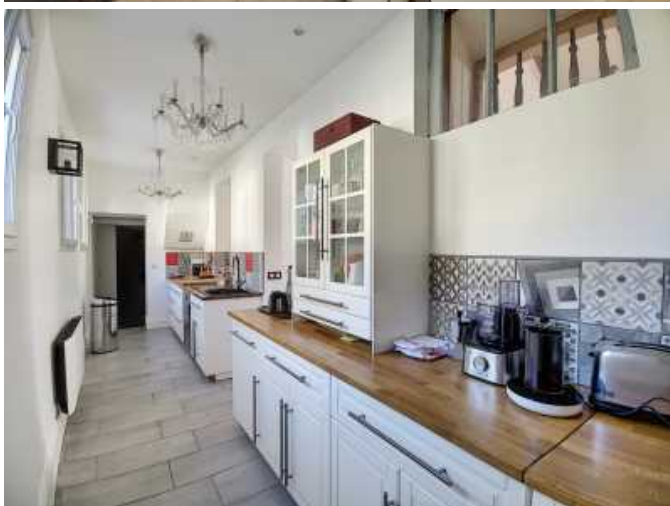
### Key Information

Internal Area:	330 sqm
Land Area:	0.07 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 YORKSHIRE POST FRENCH PROPERTY NEWS

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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**



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