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## 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 190m<sup>2</sup> home for sale including a...

### At a Glance

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

### Property Description

Located in a Pyrenean village at 1000m altitude (3200ft), 10 mins from Bagnères-de-Luchon, is this 190m<sup>2</sup> home for sale including a 110m<sup>2</sup> 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 600m<sup>2</sup> 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 31m<sup>2</sup> terrace and exceptional view of the mountains.

The main house has a spacious entrance hall of 34m<sup>2</sup> serving a 37m<sup>2</sup> professional kitchen, an ample and convivial living and dining room of 69m<sup>2</sup> 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 (16.5m<sup>2</sup> and 22m<sup>2</sup>) and a 4m<sup>2</sup> 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



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