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## House for sale in Haute-Garonne

Bagnères-de-Luchon , Haute-Garonne , Occitanie



# €340,000

inc. of agency fees

5 Beds      162 sqm      0.05 ha

Located near Bagnères de Luchon and 1 hr 30 min south of Toulouse, this charming renovated house from 1968 (162 m<sup>2</sup>) is composed of...

### At a Glance

<b>Reference</b>	MFH-ADF1626397	<b>Near to</b>	Bagnères-de-Luchon	<b>Price</b>	€340,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	162 sqm
<b>Land</b>	0.05 ha			<b>Land Tax</b>	N/A

### Property Description

Located near Bagnères de Luchon and 1 hr 30 min south of Toulouse, this charming renovated house from 1968 (162 m<sup>2</sup>) is composed of a kitchen, a living-cum-dining room, five bedrooms, a walk-in closet, two bathroom and a garage on a fenced-in and tree-filled garden of 500 m<sup>2</sup>.

To the left of the front door is a modern and bright kitchen (10.24 m<sup>2</sup>). To the right is a spacious living-cum-dining room (38 m<sup>2</sup>) with an insert to enjoy during lovely winter evenings. The room also has three openings

giving onto a big and beautiful terrace that faces south.

The hallway leads to a bedroom (9 m<sup>2</sup>), a bathroom (5.24 m<sup>2</sup>), a separate toilet and to a door to the garage.

A magnificent wooden staircase leads to the first floor. The landing (13 m<sup>2</sup>) gives onto four bedrooms (10.5 m<sup>2</sup>; 10.67 m<sup>2</sup>; 12.7 m<sup>2</sup>; 14.94 m<sup>2</sup>), three of them sharing a balcony that stretches along this floor. The fourth bedroom has its own balcony. This floor also has a shower-room (5.64 m<sup>2</sup>), a toilet and a walk-in closet (6.3 m<sup>2</sup>).

The garden has two entrances: one for entering on foot and a second gate that gives access to a big adjoining garage (26.51 m<sup>2</sup>). The two terraces are not overlooked and one of them measures 30 m<sup>2</sup> and faces south. The enclosed garden measures 500 m<sup>2</sup> and is not overlooked.

Heating and hot water provided by an oil-fired boiler, in addition to the insert for heating. Slate tiled roof. PVC joinery with double glazing and automatic roller shutters. Connected to mains drainage.

This house has a number of advantages: its nice sized rooms, its brightness, its lovely garden, its aspect, and let's not forget its nice location near all conveniences - all making it an excellent choice for a big family. This house is currently being let out with a 1 year non-renewable lease.

Located near Bagnères de Luchon; 1 hr 30 min south of Toulouse and its airport; 15 min from Spain; 10 min from the ski station Superbagnères via cable cars; 2 hr 30 min from the Atlantic Ocean and the Mediterranean Sea.

## Summary

Property type:	House
Bedrooms:	5
Price	€340,000

## Key Information

Internal Area:	162 sqm
Land Area:	0.05 ha

## Location: Occitanie



## Gallery



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