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House for sale in Haute-Garonne

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



€177,000

inc. of agency fees

3 Beds 80 sqm 0.02 ha

Located 5 minutes from Bagnères de Luchon and 1 hr 30 min south of Toulouse, this charming and authentic stone house measures 61 m²...

At a Glance

| | | | | | |
|------------------|----------------|----------------|--------------------|------------------|----------|
| Reference | MFH-ADF1626496 | Near to | Bagnères-de-Luchon | Price | €177,000 |
| Bed | 3 | Pool | No | Hab.Space | 80 sqm |
| Land | 0.02 ha | | | Land Tax | N/A |

Property Description

Located 5 minutes from Bagnères de Luchon and 1 hr 30 min south of Toulouse, this charming and authentic stone house measures 61 m² and is composed of a living-cum-dining room with a kitchen, 3 sleeping areas, a bathroom and an outbuilding, with a 200 m² garden and views of the mountains.

After entering, a staircase leads to the first floor where you'll discover a cosy living area (24 m²) with a fireplace. There is also a bedroom (9 m²) and a bathroom.

From the living area, a wooden staircase leads to the second floor where there are two sleeping areas and a toilet.

The ground floor has a garage and two rooms that you can convert to your liking - ideal to increase the living space.

Outside, you'll enjoy the terrace and the garden with views of the mountains.

This stone house is full of charm and needs some renovation. After a tasteful and quality renovation, it will represent an ideal investment as a main or second home, or as a rental.

Construction is traditional. Roof tiled with fibercement slate. Heated by electric heaters and fireplaces. Electric hot-water heater. Joinery is wooden and double-glazed. Connected to mains drainage.

Located 5 minutes from Bagnères de Luchon, businesses and conveniences; not far from Spain and ski stations; 1 hr 30 min from Toulouse; 2h 30 min from the Atlantic Ocean and the Mediterranean Sea.

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 3 |
| Price | €177,000 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 80 sqm |
| Land Area: | 0.02 ha |

Location: Occitanie



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