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## Apartment for sale in Haute-Garonne

Bagnères-de-Luchon , Haute-Garonne , Occitanie



# €133,000

inc. of agency fees

1 Beds

50 sqm

Located in the dynamic ski resort of Peyragudes, 1h30 from Toulouse, is this lovely 50m<sup>2</sup> apartment for sale offering a superb view...

### At a Glance

<b>Reference</b>	MFH-ADF1626520	<b>Near to</b>	Bagnères-de-Luchon	<b>Price</b>	€133,000
<b>Bed</b>	1	<b>Pool</b>	No	<b>Hab.Space</b>	50 sqm
				<b>Land Tax</b>	N/A

### Property Description

Located in the dynamic ski resort of Peyragudes, 1h30 from Toulouse, is this lovely 50m<sup>2</sup> apartment for sale offering a superb view of the Larbourst valley from its 4m<sup>2</sup> balcony. Sold furnished, this quality apartment has also a basement parking space and a ski locker.

Situated at 1600m altitude (5200ft) in a five-floor apartment building which dates from the 1970's, this apartment delivers you literally at the doorstep of the ski resort, over 60km of ski runs as well as access to

diverse outdoor activities typical of the Pyrenees.

Protected from the winter weather, you will appreciate the sheltered parking space with direct access to the ski locker and the apartment.

The apartment itself will sleep 6 persons in its current configuration but could be augmented with a sofa in the living room.

To the left of the entrance is a 3m<sup>2</sup> bathroom with sink and bath and a separate toilet (1.5m<sup>2</sup>). A 3m<sup>2</sup> storage space has been placed judiciously as well as a washing machine.

Opposite, a corridor leads to an 8m<sup>2</sup> hall serving, to the right, a 4m<sup>2</sup> alcove with two sleeping spaces closed by a curtain. Opposite is the 7.5m<sup>2</sup> bedroom and four sleeping spaces lit by a bay window.

To the left is access to the 16m<sup>2</sup> living and dining room and attached 5m<sup>2</sup> kitchen, all opening to the 4m<sup>2</sup> balcony. This cosy space has been decorated harmoniously and tastefully in a chalet style and will provide a lovely home and space for you to enjoy entertaining friends and family after a day skiing, hiking, cycling or paragliding.

Windows are wooden and double glazed. There is underfloor heating. The property is connected to the sewage mains.

For sale is Lot number 43 which represents 95 parts of a total of 7075 which represent the building. The annual resident's association fees are 1732 euros.

The main selling points of this apartment is its exceptional location in this lovely ski resort and the fact that it is sold furnished allowing you enjoy the area immediately. It represents a splendid opportunity to obtain a holiday residence or a rental project.

You will be 50m from the Peyragudes ski lifts, 15 mins from Loudenvielle and Bagnères-de-Luchon, 1h30 from Toulouse and 2h30 equidistant from the Atlantic and Mediterranean coasts.

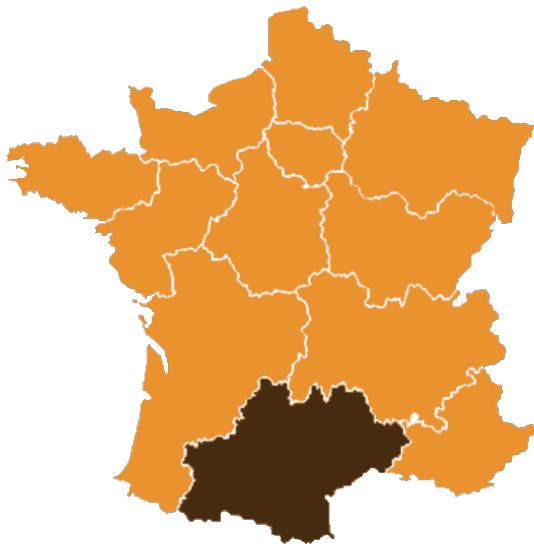
## Summary

Property type: Apartment  
Bedrooms: 1  
Price: €133,000

## Key Information

Internal Area: 50 sqm

## Location: Occitanie



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