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## 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

<b>Reference</b>	MFH-ADF161800314	<b>Near to</b>	Bagnères-de-Luchon	<b>Price</b>	€760,000
<b>Bed</b>	7	<b>Pool</b>	No	<b>Hab.Space</b>	330 sqm
<b>Land</b>	0.07 ha			<b>Land Tax</b>	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



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**C. BAUER – Sunday Times**

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