

Large 7 bedroom detached villa with garden and two terraces. Ski and spa town Luchon in walking distance.

EXCLUSIVE



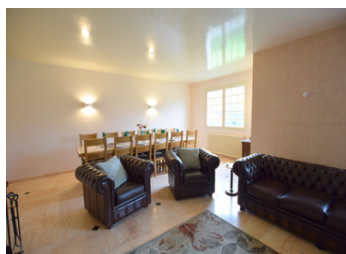
INFORMATION

Town:	Bagnères-de-Luchon
Department:	Haute-Garonne
Bed:	7
Bath:	4
Floor:	220 m2
Plot Size:	807 m2

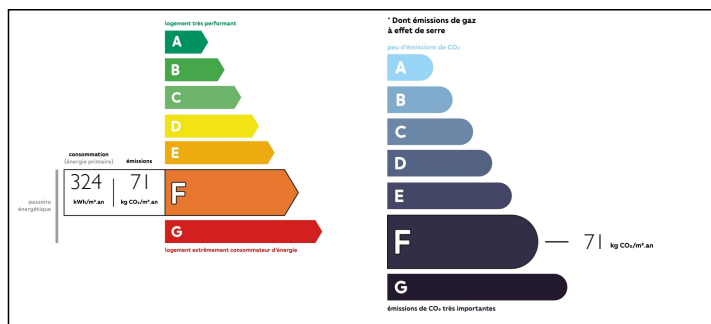
IN BRIEF

This spacious villa is situated in Bagnères de Luchon, the "Queen of the Pyrenees" with a lovely choice of shops, restaurants, bars, cafes, a wide range of all-year round activities and a tele cabin to the ski resort Superbagnères. There are 7 bedrooms, 4 bath/shower rooms and a beautiful living room/dining area with patio doors leading out on to the south facing terrace and a second side terrace. Steps lead down from the terrace to the flat garden with views of the mountains and a gate provides entry to the large garage with sufficient room for 2 cars. • Family home • Holiday home • Property to purchase with friends and share the costs • Bed and breakfast • Rental investment property

Ski Information • Less than 1 km to the ski lift for Superbagnères Ski Resort • 25-minute drive to Peyragudes Ski Resort (15 km) • Ski hire and equipment shops • Outside ice skating rink at Christmas and...

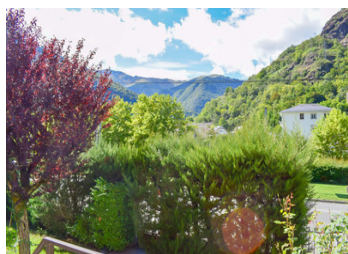


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Steps from the garden lead up to the large south facing terrace in front of the house.

Each room in the property gives a different view of the mountains, some looking out towards the tele cabin up to Superbagnères.

The entrance is covered and has seating either side. There are large double wood doors that open into the wide hallway that gives a sense of grandeur with:

- Marble floor
- Spiral marble staircase with metal balustrade.

To the left of the hallway is an office with a window overlooking the garden and a radiator. The room could be a studio, a library or an additional bedroom if required.

Next left a door opens into

- A small space with a wash basin and a wall cupboard
- A second small room with a WC.

The dividing wall could be removed to create a shower room with WC and wash basin.

Steps to the side of these spaces lead down to the garage and basement rooms.

To the right of the hallway double doors open into the large living room with three distinct areas and the same marble floor as the entrance hall

- Dining area. This space has an additional door opening into the hallway with direct access to the kitchen. There is a radiator and double window giving lots of light.

- Lounge area. Patio doors open on to the side terrace and additional large patio doors open onto the main south facing terrace in front of the house,

LOCAL TAXES

Taxe foncière: 3467 EUR

Taxe habitation: 1141 EUR

NOTES