

Beautiful spacious, south facing apartment with balcony overlooking quiet avenue. Proven holiday rental income

EXCLUSIVE



## INFORMATION

Town:	Bagnères-de-Luchon
Department:	Haute-Garonne
Bed:	1
Bath:	1
Floor:	42 m <sup>2</sup>
Outside Space:	4 m <sup>2</sup>



## IN BRIEF

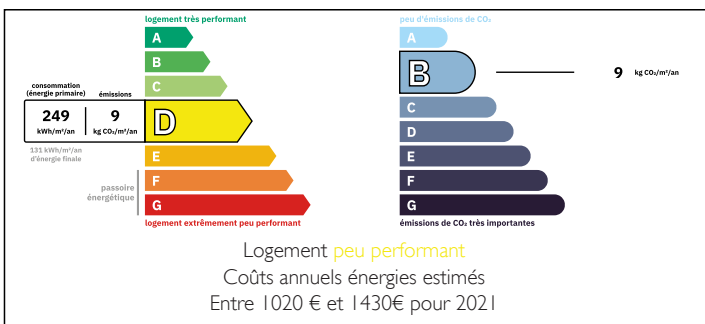
Discover your perfect mountain retreat in the heart of Bagnères-de-Luchon, affectionately known as the "Queen of the Pyrenees."

This spacious one-bedroom apartment offers an ideal blend of comfort and charm, making it an excellent choice for a holiday rental or a serene personal getaway.

Situated on a quiet avenue, this south-facing apartment is less than a 5-minute walk to the renowned thermal spa, making it perfect for those looking to relax and rejuvenate.

Take the free 'ski hop' (little tourist train!) or short walk to the tele-cabin to Superbagnères and also the cafes/bars and restaurants in the centre of this wonderful spa/ski town.

## ENERGY - DPE



You are in the heart of everything the Pyrenees has

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

A perfect opportunity to have your own holiday and successful rental property situated in the heart of Bagnères de Luchon giving you and your clients access to all the restaurants, amenities and activities as well as the famous Luchon thermes.

The apartment is situated on the first floor of a traditional and elegant town house and is south facing making it warm, light and welcoming.

## APARTMENT ACCOMMODATION

The entrance opens into the living area of the apartment with the electric meter to the left and intercom telephone.

## LIVING ROOM (30.06 m<sup>2</sup>)

This spacious room is bright with high ceilings and has:

- \* Original wooden floor
- \* 2 full height patio doors leading out on to the ornate balcony overlooking the avenue below. The balcony stretches across the full width of the apartment
- \* Original metal shutters
- \* Electric radiator
- \* Dining area
- \* Sofa bed

All the furniture you can see in the living area is included in the price of the apartment.

If you wish an additional clicclac could be added allowing the apartment to accommodate 5 people.

## BALCONY (3.81 m<sup>2</sup>)

The balcony goes along the full width of the apartment and has an ornate iron balustrade. It is a perfect place to relax, have breakfast and watch the world go by!! It is south facing with views to the

## LOCAL TAXES

Taxe foncière: 900 EUR

Taxe habitation: 900 EUR

## NOTES