

## Luchon Tourism Hotspot – Full Renovation Investment: 3 Apartments + Studio on 501 m Plot

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Bagnères-de-Luchon |
| Department: | Haute-Garonne      |
| Bed:        | 7                  |
| Bath:       | 4                  |
| Floor:      | 155 m2             |
| Plot Size:  | 691 m2             |

## IN BRIEF

In the very heart Luchon, the "Queen of the Pyrenees," this property offers 3 apartments and a studio with terraces, garden - a rare opportunity for those ready to take on a full renovation project.

The location is second to none with lively restaurants, cafés, and shops, and surrounded by year-round mountain activities from skiing and cycling to hiking and spa visits.

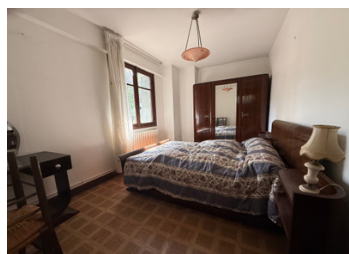
With the new train route to Toulouse and just a 1h30 drive from the international airport, access is easy for family, friends, or future guests.

This is a project requiring vision, commitment, and budget, but once completed it has the potential to become an attractive base for L

- holiday rentals
- long-term rentals

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

PLEASE DO LOOK AT THE 360 DEGREE TOURS OF ALL THE ROOMS IN THE PROPERTY AND THE EXTERIOR FOR A FULLER UNDERSTANDING OF THE PROPERTIES (3 APARTMENTS AND A STUDIO)

Are you searching for a renovation project with real potential in one of the most desirable destinations in the French Pyrenees?

This unique cluster of four properties in the very heart of Bagnères-de-Luchon could be exactly what you are looking for.

Situated on a plot of 501 m<sup>2</sup> with surrounding mountain, the ensemble currently consists of three apartments and a separate studio building.

Each unit requires full renovation but offers the rare chance to create multiple rental apartments in a town where demand is high all year round — from skiers in winter to walkers, cyclists, spa visitors, and cultural tourists in summer.

Whether you are an investor seeking rental yield, a group of friends looking for a shared holiday base, or someone wishing to combine personal living space with income-generating rentals, this is a rare opportunity in a sought-after location.

## THE PROPERTIES

The ensemble comprises:

\* Apartment One – Ground floor two-bedroom apartment with terrace and garden shed (approx. 50 m<sup>2</sup>).

\* Apartment Two – Ground floor two-bedroom apartment accessed from a side lane (approx. 42 m<sup>2</sup>).

\* Apartment Three – First-floor two-bedroom

## LOCAL TAXES

Taxe foncière: 2073 EUR

Taxe habitation: EUR

## NOTES