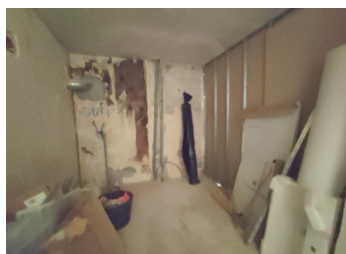


Super renovation project. 2 apartments 83 m2 and 48 m2 with private parking close to 2 ski resorts



## INFORMATION

<b>Town:</b>	<b>Castillon-de-Larboust</b>
<b>Department:</b>	<b>Haute-Garonne</b>
<b>Bed:</b>	<b>3</b>
<b>Bath:</b>	<b>3</b>
<b>Floor:</b>	<b>131.43 m2</b>
<b>Plot Size:</b>	<b>0 m2</b>



## IN BRIEF

If you are looking for a renovation project in the Pyrenees close to skiing, walks/hikes and cycling routes this could be the perfect choice for you.

Two adjacent apartments on the ground floor of a building that can remain separate or could potentially create one large apartment

Located just 6 km from Bagnères de Luchon (the Queen of the Pyrenees) between two ski resorts (12 minutes drive away).

The apartment is on the ground floor of Residence Esquerade in the little Pyrenees village of Castillon de Larboust.

There is an allocated private parking space.

Please see below for the full description of the apartments.

## ENERGY - DPE

DPE not required.

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

The two apartments are situated in a wonderful building in the village of Castillon de Larboust, just a 10 minute drive to the:

- Ski resort of Peyragudes in the Haute Pyrenees
- Tele-cabin at Bagnères de Luchon taking you up to the ski resort of Superbagnères in the Haute Garonne

Just a 6 minute drive and you are in the ski/spa town of Bagnères de Luchon (known as the Queen of the Pyrenees with a great selection of bars and restaurants, shops plus:

- Golf course
- Lake
- Aerodrome where you can glide, paraglide, or take a ride in a small plane over the mountains

## LOCAL TAXES

**Taxe foncière:** 750 EUR

**Taxe habitation:** EUR

### APARTMENT ONE (48 M2)

This 48 m2 apartment requires a full renovation and has:

- 4 rooms
- Hallway
- Storage area

The apartment is on the ground floor and has:

### ENTRANCE

There are steps down to the entrance door leading into the apartment.

The car park is facing with an allocated parking space. It is possible to have a table and chairs at the side of the entrance to eat and appreciate the panoramic views of the mountains.

The apartment has 4 rooms that could be used as follows:

## NOTES