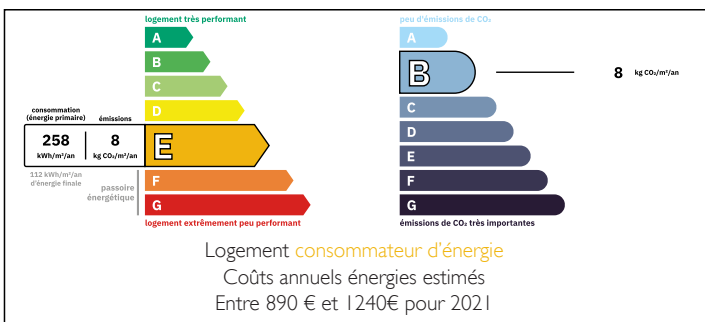


Spacious modern, 2 bed apartment (54.89 m2) with garage & ski storage in Luchon close to ski lift et cafes.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Bagnères-de-Luchon
Department:	Haute-Garonne
Bed:	2
Bath:	1
Floor:	54.89 m2
Outside Space:	580 m2

## IN BRIEF

Ideally located in vibrant Bagnères de Luchon, this spacious 2-bedroom apartment (54.89 m<sup>2</sup> loi Carrez) is just a short walk from shops, bakeries, cafés, and restaurants – everything you or your guests could need for a comfortable stay in the Pyrenees.

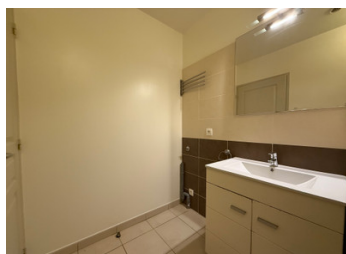
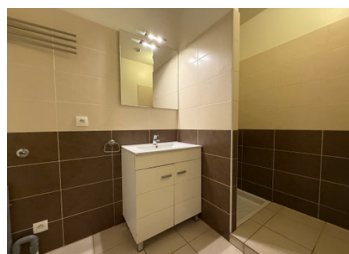
- \* Private parking in a secure ground-floor garage
- \* Dedicated ski locker – perfect for winter adventures
- \* Sold fully furnished – move in or start renting straight away

An excellent holiday home or rental investment with easy access to two popular ski resorts:

- \* Superbagnères – via the télé-cabine in the town centre
- \* Peyragudes – reachable by ski shuttle or car from central Luchon

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

Situated on the first floor of a well-maintained, renovated building, this charming 2 bedroom apartment is the perfect lock-up-and-leave holiday home or rental investment.

It benefits from a private ski locker and allocated parking in a secure ground-floor garage – a rare and valuable feature in the centre of Bagnères de Luchon.

Just a short stroll takes you to the town's restaurants, shops, spa, and ski lift.

From the shared entrance hall, a lovely wooden staircase leads to the first-floor landing and the entrance to the apartment where you will find:

## LOCAL TAXES

Taxe habitation: EUR

### ENTRANCE HALL (6.81 m²)

Step inside and you're greeted by a bright and practical entrance hall, designed with everyday comfort in mind. A full-height cupboard with smooth sliding doors offers generous storage for coats, shoes, and outdoor gear — everything has its place.

The discreetly housed water cylinder and easily accessible electricity meter reflect thoughtful planning.

To the left, the hallway leads seamlessly into the heart of the home — the main living area.

### LIVING AREA & KITCHEN (25.60 m²)

This is the kind of space that instantly feels like home — light-filled, spacious, and perfect for socialising or simply relaxing. It's large enough for a sofa bed, allowing for flexible accommodation whenever guests come to stay.

Living area features:

## NOTES