

Luchon Tourism Hotspot. Full renovation project/investment. 3 apartments plus a studio on plot of 501 m2

EXCLUSIVE



INFORMATION

Town:	Bagnères-de-Luchon
Department:	Haute-Garonne
Bed:	7
Bath:	4
Floor:	155 m2
Outside Space:	501 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

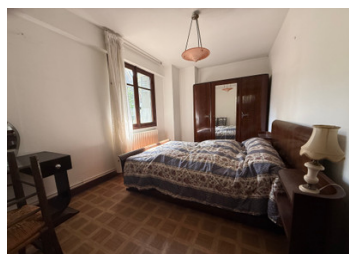
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE

DPE not required.



DESCRIPTION

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 m² 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 m²).

* Apartment Two – Ground floor two-bedroom apartment accessed from a side lane (approx. 42 m²).

* Apartment Three – First-floor two-bedroom apartment with wrap-around balcony and attic above (approx. 50 m² + attic).

* Studio Building – Detached unit (approx. 20 m²) with terrace, garden, chicken house and small attached storage building for possible integration.

LOCAL TAXES

Taxe foncière: 2073 EUR

Taxe habitation: EUR

NOTES