

LEGGETT PRESTIGE

LUXURY PROPERTY AND REAL ESTATE IN FRANCE



SUPERB MANSION IN THE CENTRE OF BAGNERES DE LUCHON, A BEAUTIFUL SPA TOWN AND SKI RESORT IN THE PYRENEES. RENOVATED HOME WITH ADDITIONAL APARTMENTS TO RENT.&NBSP;

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DESCRIPTION

This is a beautiful property in the heart of Luchon, the "Queen of the Pyrenees. Ideally located for all mountain activities including skiing, cycling, walking, paragliding, golf, horse-riding, rafting and more. The mansion has the main luxurious owner accommodation plus 4 apartments to rent, making it an attractive business as well as a beautiful home. Enclosed garden and courtyard that could be made into private parking.

SKI INFORMATION: Less than 1 km to the ski lift for Superbagneres Ski Resort. 25-minute drive to Peyragudes Ski Resort (15 km). Ski hire and equipment shops. Outside ice skating rink at Christmas and New Year. Thermal Spa.



PROPERTY FACT FILE	
REFERENCE	76790CMC31
PRICE	€ 787,000 £ 0* agency fees included: 4.9333333333333 % TTC to be paid by the buyer (750 000 EUR without fees)
BEDROOM	10
BATHROOM	5
ACCOMODATION	265 m ²
LAND	373 m ²
TOWN	Canton de Bagneres de Luchon
DEPARTMENT	Haute_Garonne
LOCATION	0-2KM to amenities
TYPE	Family Home, Holiday Home, Manoir
CONDITION	Good condition, ,
FEATURES	Business potential, Character property, Double glazing
*Price based on current exchange rate which is subject to change	



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Situated on a quiet avenue, this beautiful and elegant mansion has an impressive façade.

Curved steps lead up to the entrance with 1914 carved above the original wooden door.

You enter the vestibule with lovely polished wooden floors, wooden half-panelled walls and double doors into the hallway with a beautiful ornate ceiling.

GROUND FLOOR ...

The accommodation on this floor is split into apartments as follows:

APARTMENT TO RENT ...

The door opens into a lovely large living area (lounge/dining room) with an archway into the bedroom. This is a comfortable room with a large window providing lots of light.

A door opens into a hallway leading to: Cupboard (hanging space). Bathroom (bath, bidet, wash basin and an additional built-in cupboard). Separate WC. Kitchen with space for a table and chairs. This apartment is ideal to rent but could equally provide accommodation for elderly relatives.

OWNER ACCOMMODATION ...

The owner accommodation is on two floors. The ground floor consists of: Hallway with many large built-in cupboards forming a dressing room. A very spacious bathroom with a large bath, grand wall radiator, large shower cubicle, wash basin and WC. Bedroom with 2 windows overlooking the garden, high ceiling and ornate fireplace. Between the bathroom and the bedroom, a lovely wooden staircase leads up to the first-floor accommodation.

As you climb the stairs and enter the bright and contemporary living accommodation measuring 50 m², the décor is modern and impressive yet still has a feeling of the original character of the property. The living area consists of: Lounge area with a little office area. Dining area. Beautiful fireplace. New wooden floor. 5 patio doors that open onto the balcony that stretches along two sides of the house and leads onto the large terrace at the rear. At the side of the office a door opens onto the smaller terrace. There are two more doors from the living area – one opening on to the large terrace at the rear of the property and the other opens into the hallway on the first floor of the mansion. At the side of the living room is a built-in cupboard, separate WC with washbasin and laundry room (which could be an additional bathroom). To the rear of the living room is the breakfast dining area and kitchen with a lovely new wooden floor edged with tiles which is stunning and a further door leading out onto the terrace.

One of the highlights of this property is the 40 m² roof terrace with panoramic mountain views. To the left is a covered area – an ideal location for the garden table and chairs. This space could easily be changed into a second bedroom. There is a small storage room to the side. The terrace extends out and is a perfect private sun trap with space for little seating areas and sun bathing areas, it is perfect.

SECOND FLOOR ...

There are two almost identical apartments on this floor that are ideal as both holiday and permanent rentals or could form family accommodation for older children.

Each apartment has a: Living area (lounge/dining room) with wooden floors. Intercom. Marble fireplace. High ceilings. Lovely wooden doors. Bedroom. Bathroom (bath with shower; WC, wash basin and half tiled walls. Kitchen. Pretty metal shutters. One apartment has 4 patio doors with Juliet balconies, the other has two patio doors one of which leads onto a small balcony. It would be possible to extend both these apartment into the attic, making large duplex apartments.

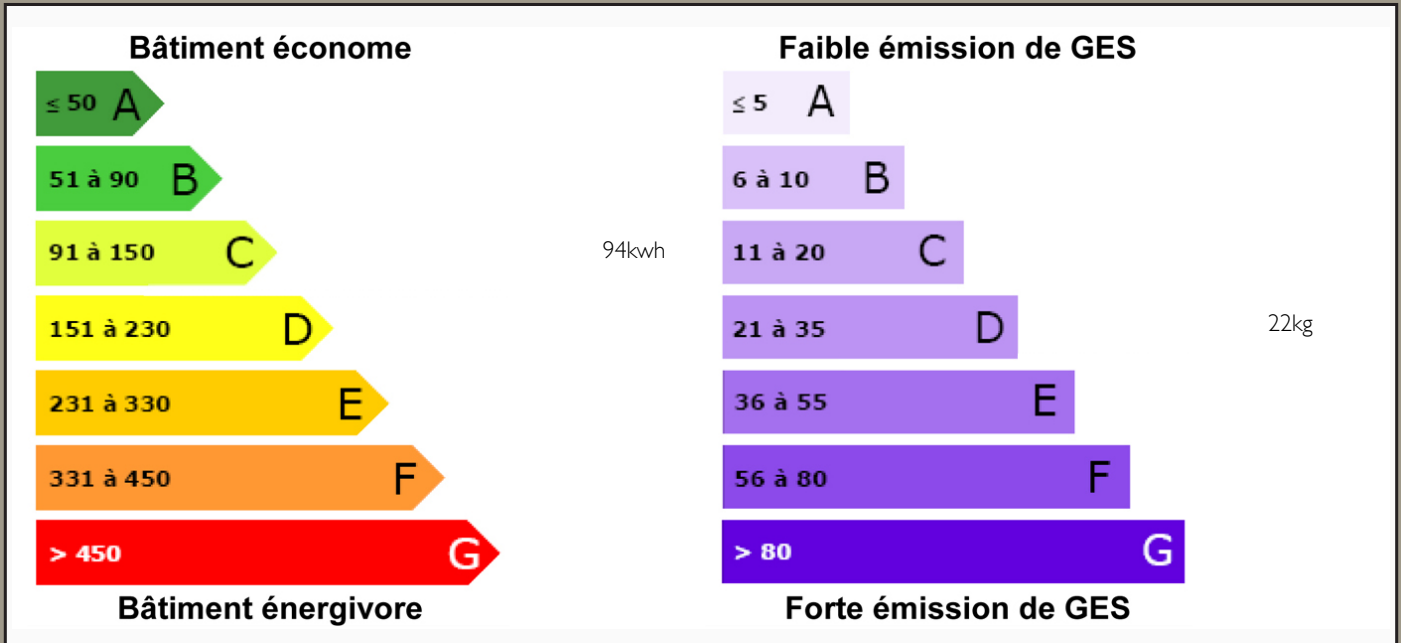
ATTIC ...

The elegant polished wood original staircase goes from the basement right up to the attic, opening into the hallway with doors leading into 5 rooms. The rooms are used mainly for storage but could be transformed into bedrooms, bathrooms, an additional apartment or opened to form part of the two apartments on the first floor. The sloping ceiling in the hallway has a huge window with views of the mountains.



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ENERGY-DPE



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