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## Two-Apartment Townhouse

**150 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26919
- Numero di stanze : 5
- Numero di camere da letto : 3
- Superficie abitabile : 65 m<sup>2</sup>
- Superficie del terreno : 90 m<sup>2</sup>
- Imposta patrimoniale : 1 479 €



Located in Bagnères-de-Luchon is this 65m<sup>2</sup> town house for sale divided into two apartments. Ideal for those seeking a mountain getaway or a rental investment opportunity to generate a revenue.

This home is close to the centre of this charming mountain town, Bagnères-de-Luchon. The house has an interior courtyard, terrace and balcony.

The ground floor, sheltered by a porch, has a charming 31m<sup>2</sup> apartment comprising a 20m<sup>2</sup> living area with open kitchen, a pleasant bedroom, a washroom and a toilet. A door leads to the interior courtyard with a garden shed and 5.8m<sup>2</sup> larder.

Back to the porch and a pretty wooden door leads to the 34m<sup>2</sup> first floor apartment. It is comprised of a 19m<sup>2</sup> living space with open kitchen, a bedroom, a bathroom and a toilet. Stairs lead up to the second floor attic where there is a second bedroom.

The living area has access to a balcony and terrace and a view of the surrounding mountains.

The roofs are covered in slate and in good condition. Windows are recent and wooden framed with double glazing and wooden shutters. Two wood burners and electric-powered radiators provide heating. Hot water is provided by an electric powered storage tank and a gas system connected to the mains. The property is connected to the sewage mains.

You will be in the splendid mountain town of Bagnères-de-Luchon, close to the centre and a few mins walk from services and thermal spa. At the foot of the cable car leading to the ski resort of Superbagnères. Close to

the train station and the new line connecting Toulouse-Matabiau, 30 mins from the Spanish border, 1h30 from Toulouse and its international airport.

**CONSUMO ENERGETICO : G (422)**

**GAS SERRA : G (102)**