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Countryside house for sale in Haute-Garonne

Saint-Gaudens , **Haute-Garonne** , **Occitanie**



€211,000

inc. of agency fees

3 Beds **130 sqm** **0.01 ha**

Located between Boussens and Saint-Gaudens is this splendid village home, dating from the 1940's, which has been entirely renovated...

At a Glance

Reference	MFH-ADF1626195	Near to	Saint-Gaudens	Price	€211,000
Bed	3	Pool	No	Hab.Space	130 sqm
Land	0.01 ha			Land Tax	N/A

Property Description

Located between Boussens and Saint-Gaudens is this splendid village home, dating from the 1940's, which has been entirely renovated and has visible stone walls. It consists of a fitted kitchen, a living and dining room, three bedrooms, two bathrooms, a garage and a 70m² patio.

The ground floor entrance serves a staircase leading up to the first floor and the kitchen, open to the sitting and dining room. A pellet burner adds charm and coziness to this space which enjoys lots of natural light via

numerous openings. A patio door leads to a pretty terrace, tastefully decorated, and a vegetable growing area. A convivial space where you will enjoy summer's evenings opposite the Pyrenees.

Stairs lead from the sitting room to the second floor and a 17m² master bedroom suite with private bathroom and walk-in wardrobe, two more bedrooms of 12 m² each, a bathroom and a toilet.

The third floor has 37m² of loft space which could serve as study or games room and is accessed via a staircase.

Attached to the house is a 45m² apartment to renovate with private entrance. Perfect for using as a studio to rent or for expanding your living space.

Heating is supplied by a pellet burner and electric powered radiators. The roof was entirely relaid in 2023. All windows are double glazed. The property is connected to the sewage mains.

A garage is at your disposal for storage or for housing your vehicle. There is also outside parking in proximity.

This entirely renovated home awaits only its new owner!

You will be just over 10 mins from Boussens, 25 mins from Saint-Gaudens, 1h from Toulouse, 1h from Tarbes, 2h15 from the Mediterranean and 2h20 from the Atlantic coast.

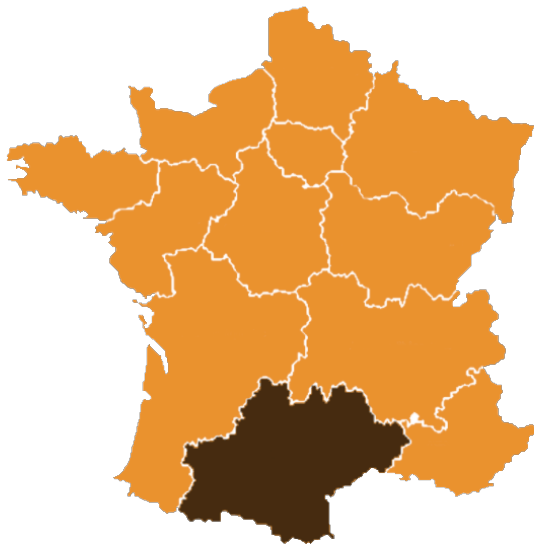
Summary

Property type:	Countryside house
Bedrooms:	3
Price	€211,000

Key Information

Internal Area:	130 sqm
Land Area:	0.01 ha

Location: Occitanie



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