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## Countryside house for sale in Haute-Garonne

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



**€144,000**

inc. of agency fees

3 Beds      98 sqm      0.08 ha

Close to Saint-Gaudens is this pretty home for sale offering an open living space with kitchen and sitting area, three bedrooms, a...

### At a Glance

<b>Reference</b>	MFH-ADF1626208	<b>Near to</b>	Saint-Gaudens	<b>Price</b>	€144,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	98 sqm
<b>Land</b>	0.08 ha			<b>Land Tax</b>	N/A

### Property Description

Close to Saint-Gaudens is this pretty home for sale offering an open living space with kitchen and sitting area, three bedrooms, a washroom, laundry and 800m<sup>2</sup> of land.

At the end of a small track, this house offers an open living space of 30m<sup>2</sup> with sitting room and fitted kitchen with generous preparation spaces, central worktop and numerous storage spaces. To the left of the entrance is a 13m<sup>2</sup> bedroom. After the kitchen and to the right is a small larder-laundry and a toilet.

A wooden staircase leads up to a 25m<sup>2</sup> bedroom, a washroom, toilet and the third bedroom.

Outside, you will have a small conservatory and a fenced garden.

The roof of the house is covered in tile. Windows are PVC-framed and double glazed. There is gas central heating connected to the mains. The property is connected to the sewage mains.

This lovely home represents an ideal investment with a tenant in place and a stable revenue.

You will be in Saint-Gaudens, 50 mins from Toulouse, 30 mins from Spain and from skiing, 2h from the Atlantic coast and 2h30 from the Mediterranean coast.

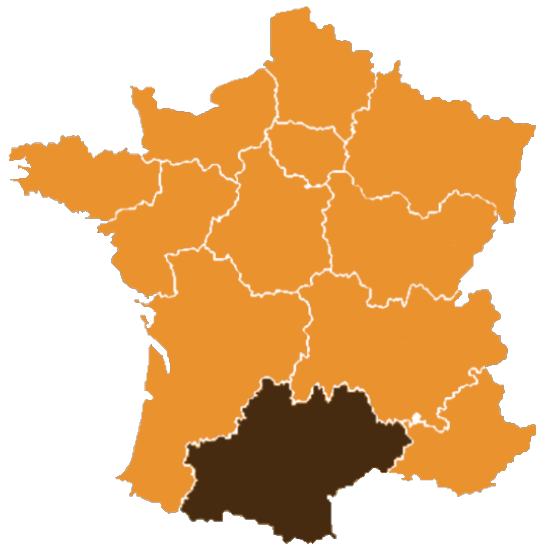
## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€144,000

## Key Information

Internal Area:	98 sqm
Land Area:	0.08 ha

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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