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Townhouse for sale in Haute-Garonne

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



€211,000

inc. of agency fees

4 Beds

144 sqm

0.25 ha

Located in a small town with 11000 inhabitants of the Comminges region is this pretty home for sale offering four bedrooms, a spacious...

At a Glance

Reference MFH-ADF1626218

Bed 4

Land 0.25 ha

Near to Saint-Gaudens

Pool No

Price €211,000

Hab.Space 144 sqm

Land Tax N/A

Property Description

Located in a small town with 11000 inhabitants of the Comminges region is this pretty home for sale offering four bedrooms, a spacious living/dining room, fitted kitchen, washroom, bathroom, toilet and a garden with trees on 2400 m² of fenced land.

This comfortable home enjoys lots of natural light and is in a leafy setting. Inside, the entrance hall serves the living space opening to a terrace with a pleasant view of the mountains.

The 7.5m² fitted kitchen opens to the 56m² living room with wood burner for a cosy atmosphere.

Stairs lead up from the entrance hall to three bedrooms (two of 9m² and 11m²), each with storage space, and a washroom.

Back to the living room and a spiral staircase leads to the basement and a 19m² bedroom or office enjoying natural light from the garden via a patio door. There is a 7m² bathroom, a storage cellar and a laundry area.

Outside, there is a summer kitchen area as well as the shaded garden filled with flowers. At the end of the garden is a pretty pond in a bucolic setting.

The roof is covered in tile. Windows are wooden framed and double glazed. There is gas central heating connected to the mains and a wood burner. There is a hot water storage tank. The property is connected to the sewage mains.

This charming home is in an ideal location in the town centre with all commerce and services within walking distance and a hospital. 1h from Toulouse, 45 mins from Tarbes, 1h from skiing, 2h from the Basque coast and Spanish border, 2h30 from the Mediterranean Sea.

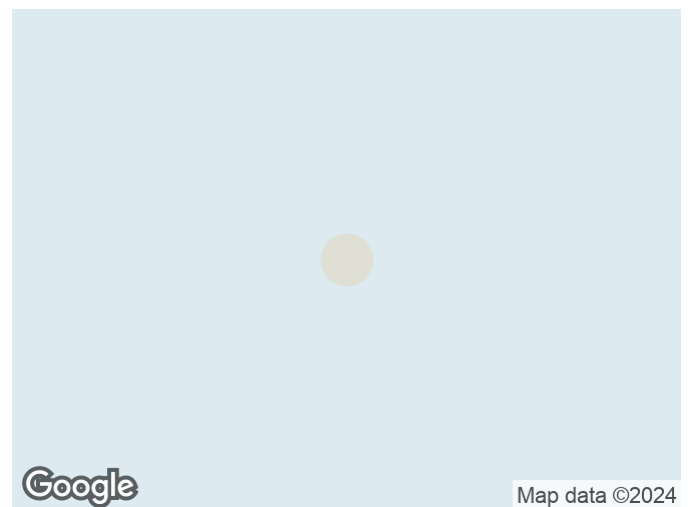
Summary

Property type:	Town house
Bedrooms:	4
Price	€211,000

Key Information

Internal Area:	144 sqm
Land Area:	0.25 ha

Location: Occitanie



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