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## Countryside house for sale in Haute-Garonne

Aspet , Haute-Garonne , Occitanie



**€476,000**

inc. of agency fees

3 Beds      190 sqm      0.5 ha

Located 20 mins from Saint-Gaudens is this 250m<sup>2</sup> home for sale offering visible stone walls and including a spacious living room,...

### At a Glance

Reference	MFH-ADF1626229	Near to	Aspet	Price	€476,000
Bed	3	Pool	No	Hab.Space	190 sqm
Land	0.5 ha			Land Tax	N/A

### Property Description

Located 20 mins from Saint-Gaudens is this 250m<sup>2</sup> home for sale offering visible stone walls and including a spacious living room, master bedroom, two more bedrooms and a washroom. The are 4900m<sup>2</sup> of grounds with trees in a unique setting with a lovely view.

This unique home, thoughtfully adapted to its environment, will make a lovely home for a family searching a primary or holiday home on the doorstep of the Pyrenees. It is south-facing, constructed using quality

materials and is perfectly situated close to the mountains and ski areas.

The house has a 10m<sup>2</sup> entrance hall which serves a spacious living/dining room offering 60m<sup>2</sup> of space with lots of natural light and augmented by a pellet burner and a wide patio door opening to face the mountains.

There is a 17m<sup>2</sup> fitted kitchen which opens to the dining area, a larder and a 13m<sup>2</sup> laundry room and a toilet.

A wooden staircase leads up to a the 19m<sup>2</sup> master bedroom suite, a 10m<sup>2</sup> bedroom, 7m<sup>2</sup> washroom and a toilet. Upstairs is a 43m<sup>2</sup> bedroom/office with sloped ceiling. There is a 61m<sup>2</sup> double garage which is attached to a 35m<sup>2</sup> stable.

Outside, there is a 100m<sup>2</sup> terrace which overlooks the 3800m<sup>2</sup> pasture and offers a lovely view from the property.

The tile roof covering and insulation are new, windows are PVC double glazed, heating is assured by the wood burner and electric radiators. There is an automated watering system in place. The property is served by an individual sewage system (micro station).

You will be 10 mins from commerce and services in Aspet, 20 mins from Saint Gaudens, 30 mins from Spain and from skiing, 1h from Toulouse, 2h from the Atlantic coast and 2h30 from the Mediterranean.

## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€476,000

## Key Information

Internal Area:	190 sqm
Land Area:	0.5 ha

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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