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## House for sale in Haute-Garonne

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



# €195,000

**inc. of agency fees**

**3 Beds      230 sqm      0.44 ha**

Located 15 minutes from Saint-Gaudens, at the foot of the Pyrenees, this big two-storey house (230 m<sup>2</sup>) has 2 living rooms, a dining...

### At a Glance

<b>Reference</b>	MFH-ADF1626808	<b>Near to</b>	Saint-Gaudens	<b>Price</b>	€195,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	230 sqm
<b>Land</b>	0.44 ha			<b>Land Tax</b>	N/A

### Property Description

Located 15 minutes from Saint-Gaudens, at the foot of the Pyrenees, this big two-storey house (230 m<sup>2</sup>) has 2 living rooms, a dining room, 2 kitchens, 3 bedrooms, 2 shower-rooms, 2 toilets, a boiler room, a garage and a big separate agricultural hangar, on 4300 m<sup>2</sup> of land.

Come and discover this property which sits in the heart of the countryside, so all the windows have views of the lush valleys of the Pyrenees.

We are on the 53 m<sup>2</sup> terrace, 24 m<sup>2</sup> of which are covered.

Taking the stairs on the façade, we arrive at main entrance on the 1st floor.

After entering, the kitchen is on the left (12.9 m<sup>2</sup>) and the dining room is on the right (17.9 m<sup>2</sup>), with a fireplace insert. A big patio door opens onto the balcony.

The next room is a big 27 m<sup>2</sup> living room that is bathed in light.

Returning to the entrance, a hallway going to the left leads to a bedroom (10.7 m<sup>2</sup>), with a bathroom (4.40 m<sup>2</sup>) in front of it and a separate toilet.

To the right, the adjoining rooms consist of a bedroom (11.2 m<sup>2</sup>) currently used as a study and another bedroom (27.4 m<sup>2</sup>) that has access from the living room.

An interior staircase connects the 2 levels of the house.

The ground floor is composed of a big kitchen (37 m<sup>2</sup>) and a living room (26 m<sup>2</sup>), both with patio doors giving onto the terrace. From the kitchen, you can go to a shower-room that is currently under construction, to the garage (22 m<sup>2</sup>) and to another room (26 m<sup>2</sup>) that is currently used as the plant room, but could be converted into bedrooms.

This property is finished off with a separate agricultural hangar (114 m<sup>2</sup>), with a carport and a wood shed.

The roof has interlocking tiles. Joinery is double-glazed. Heating is oil-fired, in addition to the fireplace insert.

This big house is located 1.5 km from the main local businesses, 45 minutes from the closest ski resort and 2 hr from the Atlantic Ocean. It could be adapted to all your projects, whether it be for a big family or divided into 2 separate dwellings.

Information regarding the risks to which this property are exposed to is available on the site Géorisques: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### Summary

Property type:	House
Bedrooms:	3
Price	€195,000

### Key Information

Internal Area:	230 sqm
Land Area:	0.44 ha

### Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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