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House for sale in Haute-Garonne

Castillon-de-Saint-Martory , Haute-Garonne , Occitanie



€305,000

inc. of agency fees

2 Beds 127 sqm 0.29 ha

Just 20 minutes from Saint-Gaudens and 10 minutes from the A64, in the heart of a small village, this magnificent property, carefully...

At a Glance

Reference MFH-ADF1626839

Bed 2

Land 0.29 ha

Near to Castillon-de-Saint-Martory

Pool No

Price €305,000

Hab.Space 127 sqm

Land Tax N/A

Property Description

Just 20 minutes from Saint-Gaudens and 10 minutes from the A64, in the heart of a small village, this magnificent property, carefully renovated, along with its 2,900 m2 garden and swimming pool, is just waiting for you.

Offering 127 m2 of living space, it includes a large kitchen, a living and dining room, two bedrooms, a summer lounge, and outbuildings to be developed.

From the entrance gate, a large sunny courtyard reveals the authentic charm of the property: main house, outbuildings, a shaded terrace under an olive tree—an ideal space for hosting family and friends.

The entrance leads on the left to the large 22 m2 fitted kitchen with its counter, and on the right to the cozy living room with its wood-burning insert and the upstairs sleeping area via its beautiful quarter-turn wooden staircase.

The entire property has the undeniable charm of an old house—warm and comfortable. Walking through the kitchen brings you to a summer room composed of a small dining area and a lounge opening directly onto the rear garden terrace and its pool.

Then appears a completely unsuspected space from the entrance courtyard, which will undoubtedly win you over: a fully tiled terrace that can accommodate armchairs and a dining table, a superb rounded pool, and its pool house with kitchen and lounge—perfect for sipping coffee while reading a good book at the end of the day.

All around, the garden extends with a large lawn to relax, a pétanque court, and a vegetable

garden.

The pool and the garden can use the water from the well located in the entrance courtyard by installing a simple pump.

Back inside, the upper floor with its beautiful wooden flooring leads to two lovely bedrooms (19 m² and 13 m²), one of which has plenty of storage, a small office, a shower room with a large shower, and a toilet.

An extra asset to this beautiful ensemble: outbuildings just waiting for a project to take shape. Indeed, attached to the main house is “the old house,” with a 40 m² footprint to be entirely renovated. The ground floor is currently used as a workshop but could also be opened to extend the main house’s living room.

To the left of the courtyard, you’ll find a beautiful open stone-and-wood structure of 90 m², which can accommodate 4 cars or serve as a lovely reception space.

Facing the courtyard and enclosing it, there is a former small animal stable with its original stalls still in place. To the right, you reach the laundry room.

The entire upper floor of this building, currently open to the courtyard, could be converted into a 90 m² space.

The wooden window frames are single-glazed, heating is provided by an electric boiler and a wood-burning insert. The tiled roof has been renovated. The sanitation system is via a septic tank that needs to

be brought up to standard.

This rare property will charm you with its character, intimate atmosphere, and great development potential.

A wonderful opportunity to discover without delay.

Close to Saint-Gaudens and all its amenities, this property is located 1 hour 20 minutes from Toulouse and

its international airport, 1 hour from the first ski slopes, 2 hours 20 minutes from the ocean, and 3 hours

from the Mediterranean.

Summary

Property type:	Village house
Bedrooms:	2
Price	€305,000

Key Information

Internal Area:	127 sqm
Land Area:	0.29 ha

Location: Occitanie



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S. and L. BROWN



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