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House for sale in Haute-Garonne

Saint-Gaudens , Haute-Garonne , Occitanie



€800,000

inc. of agency fees

4 Beds 160 sqm 7.77 ha

Located an hour and 15 minutes south-west of Toulouse, this property is ideal for 2 families and all projects concerning nature. This...

At a Glance

Reference	MFH-ADF1625346	Near to	Saint-Gaudens	Price	€800,000
Bed	4	Pool	No	Hab.Space	160 sqm
Land	7.77 ha			Land Tax	N/A

Property Description

Located an hour and 15 minutes south-west of Toulouse, this property is ideal for 2 families and all projects concerning nature. This magnificent 7 hectare forestry site is private, very exclusive and very special. With breathtaking views of the Pyrenees, this haven of peace is composed of 2 beautiful houses, both of which are recent and separate. One is a single-storey home, and each of them has a living-cum-dining room, an open-plan kitchen, 2 bedrooms, a shower-room and a toilet. The grounds are nearly 8 hectares and a spring has been detected.

You're going to love this exceptional and preserved environment which is at an altitude of 600 metres. There are clear views of the summits and many activities are possible, such as horse rides through the forest.

For the first house, the front door opens directly onto the main room of the house, a 45 m² living-cum-dining room with an open-plan kitchen (6 m²). This single-storey house also has two bright bedrooms (11.11 m²), a 5 m² shower-room and a toilet. As for the second house, the bedrooms are upstairs.

Outside, you will certainly enjoy all the quiet nature. There are two spaces that are currently devoted to the rental of out-of-the-ordinary outdoor lodgings, one currently occupied by a caravan and the other by a mobile home.

In this magnificent setting, which is pure and invigorating, you can have wonderful strolls and horseback rides.

The roof is in good condition, with concave tiles. The construction is traditional. The heating is electric and there is an electric hot-water heater. The joinery is PVC, with double-glazing. The drainage system is connected to a septic tank.

As you've understood, this property is ideal for anyone who loves nature, wanting to live on an exceptional site where all activities linked to nature or forest will be welcomed.

This property could suit two small families or friends thanks to its choice of 2 houses and two spaces for out-of-the-ordinary gites. To make this property even more interesting, a nice part of the grounds are suitable for construction, with a planning permission of course.

You, your family and your friends will enjoy two very functional houses in an exceptional and special setting that is less than 5 minutes from all conveniences.

Located an hour and 15 minutes from Toulouse and its international airport; 2 hours and 15 min from the Atlantic Ocean; 2 and a half hours from the Mediterranean Sea; 25 min from ski slopes and 45 min from Spain.

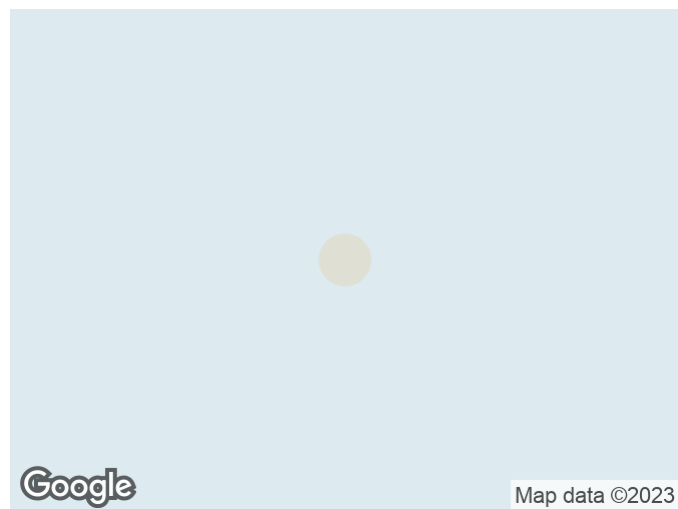
Summary

Property type:	House
Bedrooms:	4
Price	€800,000

Key Information

Internal Area:	160 sqm
Land Area:	7.77 ha

Location: Occitanie



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