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## Countryside House for sale in Haute-Garonne

Montréjeau , Haute-Garonne , Occitanie



**€475,000**

inc. of agency fees

5 Beds      300 sqm      1.5 ha

Located in a quiet spot between Lannemzan and Montrejeau is this splendid villa-bungalow with more than 1.5 hectares of grounds. There...

### At a Glance

<b>Reference</b>	MFH-ADF1626168	<b>Near to</b>	Montréjeau	<b>Price</b>	€475,000
<b>Bed</b>	5	<b>Pool</b>	Yes	<b>Hab.Space</b>	300 sqm
<b>Land</b>	1.5 ha			<b>Land Tax</b>	N/A

### Property Description

Located in a quiet spot between Lannemzan and Montrejeau is this splendid villa-bungalow with more than 1.5 hectares of grounds. There are 300m<sup>2</sup> of living space, five bedrooms, a heated swimming pool, terraces and outbuildings.

You will fall under the spell of this charming home as soon as you arrive.

Inside the entrance, a staircase leads up to two 15m<sup>2</sup> bedrooms, each with toilets.

To the left of the entrance is the 110m<sup>2</sup> living room with fireplace and a dining area. There is a bar area, ideal for spending time with friends and family and a charming and cosy TV room.

To the right of the entrance is a space currently housing a pool table and a piano. This 45m<sup>2</sup> space may serve as office, games room or extra bedroom.

Continuing on is the 15m<sup>2</sup> fitted kitchen, a 14m<sup>2</sup> study, two bedrooms (13m<sup>2</sup> and 16m<sup>2</sup>), a bathroom with both shower and bath, access to the terrace and access to to the 45m<sup>2</sup>, two-vehicle garage.

Thanks to the numerous patio doors, this villa enjoys lots of natural light to its interior.

All windows are double glazed and have automated shutters. Central heating is supplied by gas.

The grounds of the property have a 4x10m swimming pool, a petanque court and 80m<sup>2</sup> of outbuildings. The numerous terraces around the house will allow you to enjoy the sun all day long.

There is an automated gate to the property. The house has an alarm. The property is served by an individual sewage system.

You will be just over 10 mins from Montrejeau, under 20 mins from Lannemezan, 45 mins from Tarbes, 1h from skiing, 1h15 from Toulouse airport, 2h from Biarritz and 2h45 from the Mediterranean.

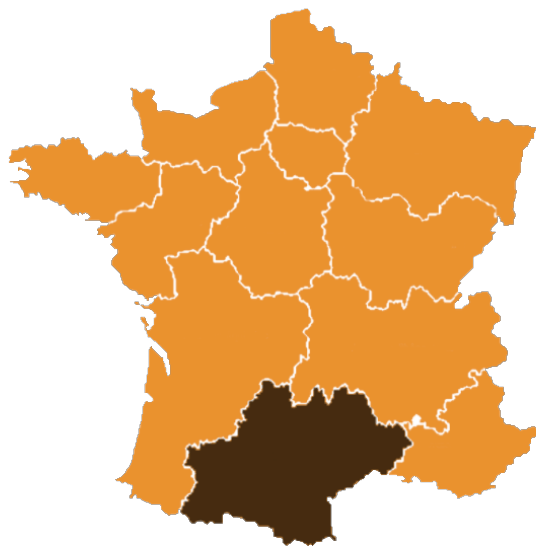
## Summary

Property type:	Countryside house
Bedrooms:	5
Price	€475,000

## Key Information

Internal Area:	300 sqm
Land Area:	1.5 ha
Swimming Pool?	Yes

## Location: Occitanie



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