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House for sale in Haute-Garonne

Saint-Gaudens , Haute-Garonne , Occitanie



€384,000

inc. of agency fees

6 Beds 229 sqm 0.46 ha

Located in a sought-after sector close to Saint-Gaudens is this pretty home dating from the 1970's offering 229m² of living space...

At a Glance

Reference	MFH-ADF1626219	Near to	Saint-Gaudens	Price	€384,000
Bed	6	Pool	No	Hab.Space	229 sqm
Land	0.46 ha			Land Tax	N/A

Property Description

Located in a sought-after sector close to Saint-Gaudens is this pretty home dating from the 1970's offering 229m² of living space comprising a spacious living room, lovely fitted kitchen, six bedrooms, bathroom, washroom, laundry and larder. There are 4500m² of entirely fenced grounds.

The entrance door opens to reveal a wood burner with to the left, the open fitted kitchen. To the right is the 45m² living space with charming corner sitting area, a 4m² washroom and a 4m² walk-in wardrobe.

A wooden staircase leads up from the entrance to a corridor serving a 29m² master bedroom with terrace, five more bedrooms (four of 9m² and 12m²), an 8m² study, a bathroom, storage space, 11m² laundry room and a toilet.

Back to the kitchen and you can access the shaded terrace which is opposite the grounds filled with pine trees and a magnificent maple. To the rear of the house there is possibility to create a vegetable garden whilst leaving a wooded section.

The property is served by an individual sewage system. Windows are double glazed. Insulation has been reviewed. Heating is supplied by a heat pump system and a wood burner. The roof is new.

The ground floor has been entirely renovated and the space available optimised. The upstairs is to bring to modern tastes.

You will be close to Saint-Gaudens and a commercial zone, 40 mins from Tarbes, from the Spanish border and from skiing, 1h from Toulouse, 2h from the Atlantic coast and 2h30 from the Mediterranean Sea.

Summary

Property type:	House
Bedrooms:	6
Price	€384,000

Key Information

Internal Area:	229 sqm
Land Area:	0.46 ha

Location: Occitanie



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