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## House for sale in Haute-Garonne

Saint-Martory , Haute-Garonne , Occitanie



# €199,000

inc. of agency fees

5 Beds      185 sqm      0.14 ha

Located at the foot of the Pyrenees, 50 mins south-west of Toulouse, is this spacious home offering 185m<sup>2</sup> including a living/dining...

### At a Glance

<b>Reference</b>	MFH-ADF1626214	<b>Near to</b>	Saint-Martory	<b>Price</b>	€199,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	185 sqm
<b>Land</b>	0.14 ha			<b>Land Tax</b>	N/A

### Property Description

Located at the foot of the Pyrenees, 50 mins south-west of Toulouse, is this spacious home offering 185m<sup>2</sup> including a living/dining room, generous kitchen, laundry, five bedrooms, washroom, two toilets and an outbuilding on 1350m<sup>2</sup> of fenced land with trees.

The 12m<sup>2</sup> entrance hall serves, from right to left, the 22m<sup>2</sup> fitted kitchen, a toilet, 7.60m<sup>2</sup> laundry, 39m<sup>2</sup> living/dining room and a passageway serving a 16.50m<sup>2</sup> space for use as a bedroom or office.

Back to the entrance and a wooden staircase leads up to a landing serving three bedrooms (9.9m<sup>2</sup>, 12m<sup>2</sup> & 12.9m<sup>2</sup>), a washroom with toilet and a 5m<sup>2</sup> walk-in wardrobe.

The stairs leads up a 37m<sup>2</sup> bedroom with an open view via the patio door of the surrounding countryside and Pyrenean foothills.

Construction is traditional using materials from the Garonne valley. The roof is in good condition. Windows are PVC double glazed. Heating is provided by reversible air-conditioning, electric-powered radiators and a wood burner. There is an electric-powered hot water storage tank. The property is connected to the sewage mains.

Outside, the gravel section in front of the house transforms to a leafy garden. There is a two-floor outbuilding with a 100m<sup>2</sup> footprint, partitioned and closed on the ground floor.

You will be 50 mins south-west of Toulouse, 2h10 from the Atlantic coast, 2h30 from the Mediterranean, less than 1h from the Spanish border and from skiing, this home located between the countryside and the mountains will appeal to those seeking space, tranquility and pure air.

## Summary

Property type:	House
Bedrooms:	5
Price	€199,000

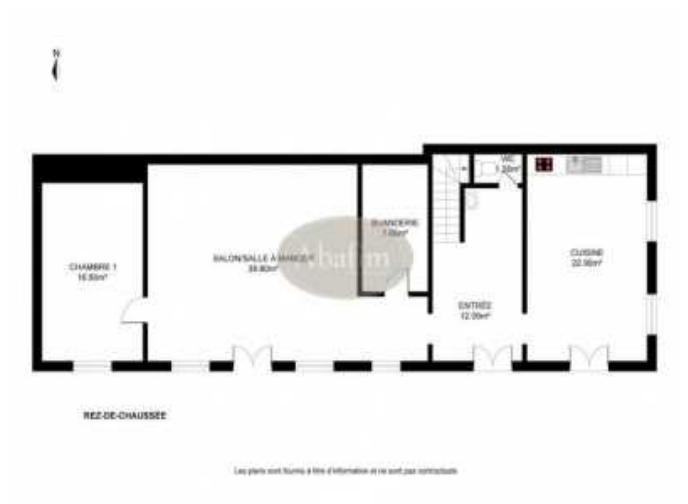
## Key Information

Internal Area:	185 sqm
Land Area:	0.14 ha

## Location: Occitanie



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