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## House for sale in Haute-Garonne

Cierp-Gaud , Haute-Garonne , Occitanie



# €177,000

inc. of agency fees

3 Beds      66 sqm      0.11 ha

Located 20 mins from Bagnères-de-Luchon in a small, quiet village is this pretty bungalow for sale offering 66m<sup>2</sup> of living space....

### At a Glance

<b>Reference</b>	MFH-ADF1626239	<b>Near to</b>	Cierp-Gaud	<b>Price</b>	€177,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	66 sqm
<b>Land</b>	0.11 ha			<b>Land Tax</b>	N/A

### Property Description

Located 20 mins from Bagnères-de-Luchon in a small, quiet village is this pretty bungalow for sale offering 66m<sup>2</sup> of living space. There is a living area, kitchen, three bedrooms, a washroom and a 24m<sup>2</sup> outbuilding as well as 1100m<sup>2</sup> of land with a view of the surrounding mountains.

On entering the house, you will discover, to your right, the main living area offering 18m<sup>2</sup> with a patio door allowing lots of natural light. To the left is the 9m<sup>2</sup> kitchen and access to the 6m<sup>2</sup> conservatory.

There are three bedrooms (9.25m<sup>2</sup>, 9.65m<sup>2</sup> & 12m<sup>2</sup>), a washroom and a toilet.

Continuing along the corridor serving the bedrooms is a 9.4m<sup>2</sup> utility room.

Outside, there are several spaces for relaxation and you will adore the view of the surrounding mountains. There is a pretty garden with flowers and trees and a 24m<sup>2</sup> garage may be used for storing tools and garden equipment.

If you're looking for a family or a holiday home, this property is in a wonderful location in a quiet village close to all commerce and services and in the heart of the Pyrenees for skiing, hiking, cycling, mountain biking, fishing...

The roof is covered in tile. Windows are PVC framed with an extra pane of glass and automated roller shutters. Hot water and heating are provided by a fuel powered system. The property is served by an individual sewage system (septic tank). Some modernisation work should be allowed for (insulation, decor).

You will be 20 mins from Bagnères-de-Luchon, 5 mins from commerce, primary and secondary school, doctors, 5 mins from bus station, 1h from Toulouse and airport, 20 mins from skiing at Superbagnères and Le Mourtis, 20 mins from Spanish border, 2h30 from the Atlantic coast and from the Mediterranean coast.

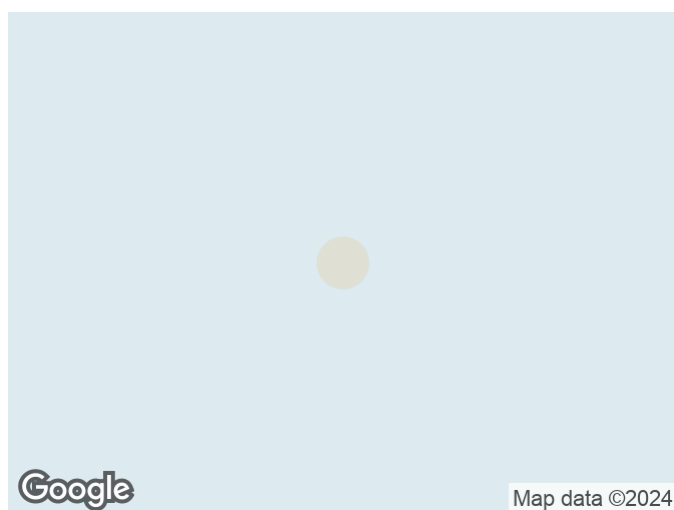
## Summary

Property type:	House
Bedrooms:	3
Price	€177,000

## Key Information

Internal Area:	66 sqm
Land Area:	0.11 ha

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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