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## Countryside house for sale in Haute-Garonne

Cierp-Gaud , Haute-Garonne , Occitanie



**€177,000**

inc. of agency fees

4 Beds      138 sqm      0.1 ha

Located 1h10 south-west of Toulouse between Montrejeau et Bagneres-de-Luchon is this charming home set in a pleasant Pyrenean village....

### At a Glance

<b>Reference</b>	MFH-ADF1626205	<b>Near to</b>	Cierp-Gaud	<b>Price</b>	€177,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	138 sqm
<b>Land</b>	0.1 ha			<b>Land Tax</b>	N/A

### Property Description

Located 1h10 south-west of Toulouse between Montrejeau et Bagneres-de-Luchon is this charming home set in a pleasant Pyrenean village. There is a living room, independent kitchen, four bedrooms and a bathroom. There is a lovely garden which is fenced and has trees. A barn completes this property which has around 1000m<sup>2</sup> of land.

Situated in a small Pyrenean village, this home will appeal as soon as you pass its entrance gate.

The ground floor has, to the right of the entrance, a 21m<sup>2</sup> living room, and to the left the 20m<sup>2</sup> kitchen. A wooden staircase leads up to two bedrooms (14m<sup>2</sup> and 15m<sup>2</sup>), a 6m<sup>2</sup> bathroom and a 7m<sup>2</sup> washroom. The second floor has two further bedrooms (18m<sup>2</sup> and 27m<sup>2</sup>).

Back outside and we discover the other sections of the property. Continuing along from the house is a 45m<sup>2</sup> covered terrace, a 30m<sup>2</sup> laundry and a large space above (75m<sup>2</sup>). The plot is around 1000m<sup>2</sup> and has an enclosed garden with trees.

Windows are PVC double glazed with wooden frames. Hot water is provided by an electric powered storage tank. The tile roof covering is in good condition. The property is connected to the sewage mains.

The property has several selling points: its location, outbuildings, garden and natural light allowed into the house. Perfect for any type of project, the house could suit a primary or holiday home, newly retired couple or artisans looking to combine work and home life.

You will be 10 mins from a Montrejeau, 30 mins from Spain and from Bagneres-de-Luchon and its ski slopes. 1h10 from Toulouse, 2h from the ocean and 2h30 from the Mediterranean.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€177,000

## Key Information

Internal Area:	138 sqm
Land Area:	0.1 ha

## Location: Occitanie



## Gallery



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