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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

Reference	MFH-ADF1626205	Near to	Cierp-Gaud	Price	€177,000
Bed	4	Pool	No	Hab.Space	138 sqm
Land	0.1 ha			Land Tax	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 1000m² 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 21m² living room, and to the left the 20m² kitchen. A wooden staircase leads up to two bedrooms (14m² and 15m²), a 6m² bathroom and a 7m² washroom. The second floor has two further bedrooms (18m² and 27m²).

Back outside and we discover the other sections of the property. Continuing along from the house is a 45m² covered terrace, a 30m² laundry and a large space above (75m²). The plot is around 1000m² 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



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