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## House for sale in Haute-Garonne

Saint-Bertrand-de-Comminges , Haute-Garonne , Occitanie



**€538,000**

inc. of agency fees

6 Beds      260 sqm      0.68 ha

Located 15 minutes from Montrejeau and Saint Gaudens, this house benefits from traditional construction, has a living space of 260...

### At a Glance

**Reference** MFH-ADF1626285

**Bed** 6

**Land** 0.68 ha

**Near to** Saint-Bertrand-de-Comminges

**Pool** No

**Price** €538,000

**Hab.Space** 260 sqm

**Land Tax** N/A

### Property Description

Located 15 minutes from Montrejeau and Saint Gaudens, this house benefits from traditional construction, has a living space of 260 m<sup>2</sup> and sits on a quiet garden of 6800 m<sup>2</sup> with lovely and sunny views. The ground floor has a big sitting room, a dining room, a kitchen, a pantry and a toilet. Upstairs, there are 5 bedrooms, a walk-in closet, 2 shower-rooms, a bathroom and a toilet. The next floor, under the roof, has a bedroom and attic space that is suitable for conversion. There is also a separate 50 m<sup>2</sup> annex with a garage. A property ideal for a BnB. Situated in a mountainous region and near all conveniences.

Sitting on a nice plot of 6800 m<sup>2</sup>, this lovely house was solidly built at the beginning of 1900. The roof structure is traditional and the roof is tiled; double-glazing; oil-fired central heating; cellar and boiler room in the basement. The ground floor has a nice entrance hall, a big living room with mountain views, a dining room, a kitchen, a pantry and a toilet. Upstairs, the landing and big hallway lead to 5 bedrooms, a walk-in closet, two shower-rooms with a toilet and a bathroom. The last floor, under the roof, has a bedroom and attic space that is suitable for conversion.

On the far side of the garden is an annex with a living space of 50 m<sup>2</sup>. It is composed of a garage, a living room, a dining room and a kitchen. Upstairs, there is a bedroom, a shower-room and a toilet.

The plot has two entrances to the house. Drainage is individual. The property can be occupied as is or after some painting or wallpaper. The house is sound, bright and has lots of volume. A lovely property that is pleasant to live in and near all mountain activities.

Located 15 minutes from Montrejeau and Saint Gaudens; 30 min from ski resorts and Spain; 1 hr 30 min from Toulouse.

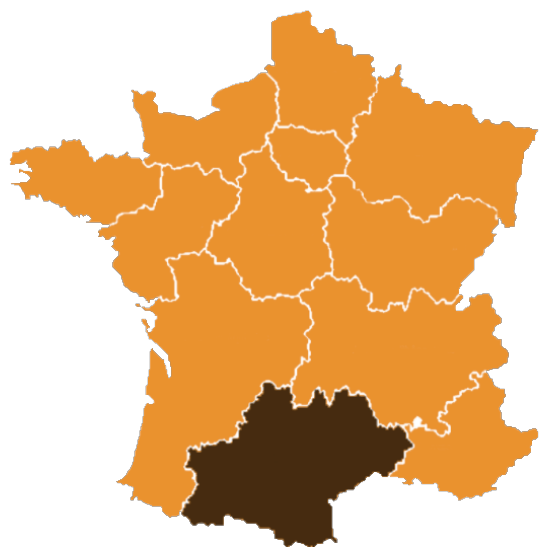
## Summary

Property type:	House
Bedrooms:	6
Price	€538,000

## Key Information

Internal Area:	260 sqm
Land Area:	0.68 ha

## Location: Occitanie



## Gallery





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