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## House for sale in Haute-Garonne

Saint-Gaudens , Haute-Garonne , Occitanie



# €386,000

inc. of agency fees

5 Beds      262 sqm      0.23 ha

Located 50 min south-west of Toulouse and 5 min from Saint-Gaudens, and near all business, this big 260 m<sup>2</sup> two-storey house is composed...

### At a Glance

<b>Reference</b>	MFH-ADF1626320	<b>Near to</b>	Saint-Gaudens	<b>Price</b>	€386,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	262 sqm
<b>Land</b>	0.23 ha			<b>Land Tax</b>	N/A

### Property Description

Located 50 min south-west of Toulouse and 5 min from Saint-Gaudens, and near all business, this big 260 m<sup>2</sup> two-storey house is composed of a living room, a dining room, a kitchen, 5 bedrooms, 2 bathrooms and an annex with 2 rooms, on a tree-filled garden of 2000 m<sup>2</sup> with a swimming pool and views of the Pyrenees.

Upon arriving in the entrance hall (16 m<sup>2</sup>), you're going to adore all the space this house has. In front of you is a cosy living room (54 m<sup>2</sup>) separate from the TV area by a big fireplace. The room is bathed in sunlight

thanks to its patio doors that give onto the garden. To the left of the room is an equipped kitchen and dining area (16 m<sup>2</sup>), with direct access to a big terrace (90 m<sup>2</sup>) that faces south.

To the left of the entrance hall, there are 3 bedrooms (11.5 m<sup>2</sup>, 13.2 m<sup>2</sup> & 13.7 m<sup>2</sup>) and a bathroom (9 m<sup>2</sup>). The pantry (8 m<sup>2</sup>) leads to the underground cellar (20 m<sup>2</sup>) and toilet on this left wing.

To the right of the entrance hall, a door opens onto a former professional space with two rooms (11 m<sup>2</sup> & 19.7 m<sup>2</sup>), a toilet and a separate front door. This wing could easily be converted into an apartment.

The staircase leads to the mezzanine which overlooks the living room and patio doors. A hallway leads to a shower-room, a toilet and 2 bedrooms (10.5 m<sup>2</sup> & 12.9 m<sup>2</sup>) with direct access to the southern-facing balcony/terrace, from where you can admire the Pyrenees.

The outside is just as attractive. From the terrace, you'll enjoy a big garden planted with flowers and trees, the covered pool (5m x 10m) and views of the mountain summits.

All the joinery is aluminium and double-glazed. Heating provided by a mains gas-fired boiler. The property is finished off with a woodshed and a carport for two vehicles.

Located 50 min south-west of Toulouse; 2 hr from the Atlantic Ocean; 2 hr 30 min from the Mediterranean; less than 1 hr from Spain and the closest ski resorts; between the countryside and the mountains, this house will charm families looking for space, tranquillity and fresh air.

## Summary

Property type:	House
Bedrooms:	5
Price	€386,000

## Key Information

Internal Area:	262 sqm
Land Area:	0.23 ha

## Location: Occitanie



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