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## House for sale in Haute-Garonne

Saint-Gaudens , Haute-Garonne , Occitanie



**€170,000**

inc. of agency fees

2 Beds      79 sqm      0.02 ha

Located in Saint-Gaudens and near all conveniences, this lovely single-storey house from 2005 has a living space of 79 m<sup>2</sup> and is composed...

### At a Glance

<b>Reference</b>	MFH-ADF1626446	<b>Near to</b>	Saint-Gaudens	<b>Price</b>	€170,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	79 sqm
<b>Land</b>	0.02 ha			<b>Land Tax</b>	N/A

### Property Description

Located in Saint-Gaudens and near all conveniences, this lovely single-storey house from 2005 has a living space of 79 m<sup>2</sup> and is composed of 2 bedrooms, a big living room, an open-plan kitchen, a pantry and a garage, on a nice 200 m<sup>2</sup> plot.

When entering this lovely single-storey house from 2005, you discover a bright and spacious living-cum-dining room (35.52 m<sup>2</sup>) with two patio doors that open onto the south and north sides of the garden.

The kitchen (11.88 m<sup>2</sup>) is adjoining and partially open. There is also a pantry (8 m<sup>2</sup>).

The living area gives onto the night space, consisting of bedrooms (9 m<sup>2</sup>), a bathroom with a tub and a separate toilet.

Outside, you'll appreciate the southern-facing garden and the garage (18.22 m<sup>2</sup>).

The roof is tiled.

Joinery is PVC, double-glazed and with electric roller shutters.

Heating is provided by an air/water heat pump coupled to a solar heating system. Hot water provided by a thermodynamic heater.

The mechanical ventilation system is new.

Connected to mains drainage.

Locate in Saint-Gaudens; 50 minutes from Toulouse and its airport; 2 hr from the Atlantic Ocean and the Mediterranean Sea; 40 min from Spain.

## Summary

Property type:	House
Bedrooms:	2
Price	€170,000

## Key Information

Internal Area:	79 sqm
Land Area:	0.02 ha

## Location: Occitanie



## Gallery



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