

[Click to view MFH-ADF1626446](#)

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 m² and is composed...

At a Glance

Reference	MFH-ADF1626446	Near to	Saint-Gaudens	Price	€170,000
Bed	2	Pool	No	Hab.Space	79 sqm
Land	0.02 ha			Land Tax	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 m² and is composed of 2 bedrooms, a big living room, an open-plan kitchen, a pantry and a garage, on a nice 200 m² plot.

When entering this lovely single-storey house from 2005, you discover a bright and spacious living-cum-dining room (35.52 m²) with two patio doors that open onto the south and north sides of the garden.

The kitchen (11.88 m²) is adjoining and partially open. There is also a pantry (8 m²).

The living area gives onto the night space, consisting of bedrooms (9 m²), a bathroom with a tub and a separate toilet.

Outside, you'll appreciate the southern-facing garden and the garage (18.22 m²).

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



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates