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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 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



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