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House for sale in Haute-Garonne

Saint-Gaudens , Haute-Garonne , Occitanie



€325,000

inc. of agency fees

3 Beds 193 sqm 0.17 ha

Located close to Saint-Gaudens and one hour south-west of Toulouse is this modern villa (2009) for sale proposing a spacious living...

At a Glance

Reference	MFH-ADF1626475	Near to	Saint-Gaudens	Price	€325,000
Bed	3	Pool	No	Hab.Space	193 sqm
Land	0.17 ha			Land Tax	N/A

Property Description

Located close to Saint-Gaudens and one hour south-west of Toulouse is this modern villa (2009) for sale proposing a spacious living room, open kitchen, three bedrooms, two studies, a bathroom, washroom, basement garage, superb terrace and a pretty 1700m² garden with a superb view of the Pyrenees.

This house has impressive volumes and is the ideal environment for a family. Inside, the vast main living area (85m²) benefits from natural light all year round. It opens to the modern and functional kitchen, its larder

and a south facing terrace (70m²) which boasts an impressive view of the Pyrenees.

The house has three lovely bedrooms, one of which a master suite with private washroom and walk-in wardrobe. A bathroom is available for the other two bedrooms. Two smaller bedrooms or office space completes the living areas.

The house possesses a 140m² basement where you will enjoy the summer kitchen, a laundry area, double garage, lots of storage space and a wine cellar.

Outside, you will adore the petty garden which has trees and is fully fenced. It adds much charm to the property. The house has been well maintained, both inside and outside.

There is under floor heating provided by electricity. Windows are double glazed with PVC and aluminium frames. The roof is covered in tile. The insulation is of excellent quality. The property is connected to the sewage mains.

Located close to a school, this villa offers a pleasant quality of life with a chemist, post office, bakers and grocery store close by. Situated close to Saint-Gaudens, 40 mins from skiing and from Spain, 1h from Toulouse and airport, 2h from the Atlantic coast and 2h30 from the Mediterranean.

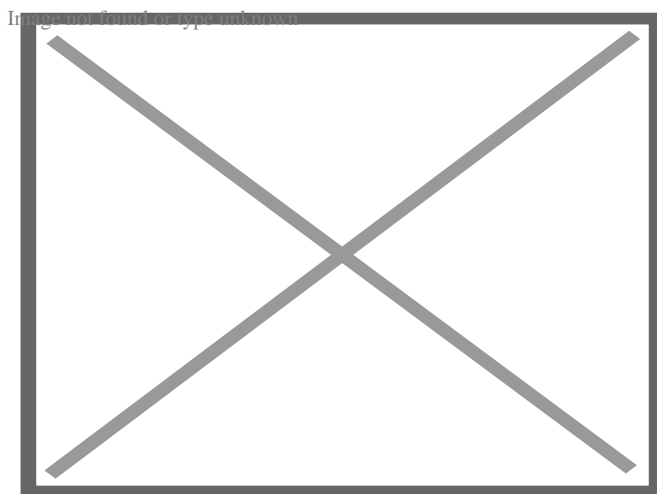
Summary

Property type:	House
Bedrooms:	3
Price	€325,000

Key Information

Internal Area:	193 sqm
Land Area:	0.17 ha

Location: Occitanie



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