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## Countryside house for sale in Haute-Garonne

Saint-Gaudens , Haute-Garonne , Occitanie



# €172,000

inc. of agency fees

5 Beds      202 sqm      0.12 ha

Located in Saint-Gaudens and 50 mins south-west of Toulouse is this 202m<sup>2</sup> home for sale. Dating from the 1970's, it offers a living...

### At a Glance

<b>Reference</b>	MFH-ADF1626479	<b>Near to</b>	Saint-Gaudens	<b>Price</b>	€172,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	202 sqm
<b>Land</b>	0.12 ha			<b>Land Tax</b>	N/A

### Property Description

Located in Saint-Gaudens and 50 mins south-west of Toulouse is this 202m<sup>2</sup> home for sale. Dating from the 1970's, it offers a living room, kitchen, five bedrooms, a bathroom and large garage. There is a garden and plot of land measuring 1200m<sup>2</sup> with trees and fully fenced.

This family home comprises, on its ground floor, a 16m<sup>2</sup> entrance hall, 55m<sup>2</sup> garage with 13m<sup>2</sup> workshop, a 15m<sup>2</sup> bedroom and a toilet.

The living areas develop above with a 29m<sup>2</sup> living room enjoying lots of natural light and a pleasant 19m<sup>2</sup> balcony. There is a 12m<sup>2</sup> fitted kitchen, two bedrooms (both 15m<sup>2</sup>), a 7m<sup>2</sup> bathroom and a toilet.

The second floor has two further bedrooms (10m<sup>2</sup> and 16m<sup>2</sup>), a space for a bedroom or games room measuring 32.5m<sup>2</sup>, a toilet and a loft space

Outside, there is a 1200m<sup>2</sup> garden fully fenced and with trees.

The roof is covered in tiles, windows are wooden framed and double glazed. Heating is provided by a fireplace and gas central heating. The property is connected to the sewage mains.

You will be close to all commerce and services in Saint-Gaudens, 40 mins from skiing and from Spain, 50 mins from Toulouse and its airport, 2h from the Atlantic coast and 2h30 from the Mediterranean coast.

## Summary

Property type:	Countryside house
Bedrooms:	5
Price	€172,000

## Key Information

Internal Area:	202 sqm
Land Area:	0.12 ha

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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