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## House for sale in Haute-Garonne

Cierp-Gaud , Haute-Garonne , Occitanie



# €152,000

inc. of agency fees

3 Beds      237 sqm      0.02 ha

Located in the Haute Garonne department just a few kms from the Spanish border is this building for sale in the centre of a village...

### At a Glance

<b>Reference</b>	MFH-ADF1626410	<b>Near to</b>	Cierp-Gaud	<b>Price</b>	€152,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	237 sqm
<b>Land</b>	0.02 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the Haute Garonne department just a few kms from the Spanish border is this building for sale in the centre of a village including a currently rented ground floor, a nice apartment with three bedrooms, a kitchen, living room, bathroom, toilet and more than 100m<sup>2</sup> of loft to convert. Ideal for an investor or large family.

You will appreciate the location of the property and its immediate surroundings: proximity to commerce and

skiing.

By taking a small detour from the main road leading to the ski resort, you enter directly into the village and this building.

The 148m<sup>2</sup> private apartment is accessed via the left side door and the 4m<sup>2</sup> entrance hall. Stairs leads up to a 7m<sup>2</sup> landing where, to the right and rear, a 6m<sup>2</sup> storage unit is at your disposal.

Back to the middle of the landing and the entrance to the apartment proper, into a 13m<sup>2</sup> entrance hall with built-in storage which serves, to the left, a 4m<sup>2</sup> toilet and 9m<sup>2</sup> bathroom. To the right-centre of the hall is the splendid 37m<sup>2</sup> living room which enjoys lots of natural light and where the original wooden flooring highlights the imposing fireplace adorned with original wooden cupboards. An 11m<sup>2</sup> corridor serves, in succession, an 18m<sup>2</sup> bedroom with built-in storage, a 13m<sup>2</sup> bedroom, a 16m<sup>2</sup> bedroom and a 6m<sup>2</sup> storage space.

Stairs in the centre of the hall access the upper floor and 100m<sup>2</sup> of space in very good condition to use as you see fit. The roof framework is a work of art using local wood.

The apartment has natural light bathing all space and is a major selling point.

The ground floor measures 124m<sup>2</sup> and is currently rented out with a 22m<sup>2</sup> garage and 11m<sup>2</sup> heating boiler room. The three-year lease runs out September 2023.

The slate roof is almost new and relaid not long ago. Construction is traditional. Hot water and heating are currently provided by a fuel-powered system but which is to be changed to a heat pump system. Windows are PVC-framed and double glazed. The property is connected to the sewage mains.

Without doubt an ex-postal relay building where the priors and consuls of the village ensured its economic, administrative and religious importance close to the border between France and Spain. Under the reign of Louis XI, the village had royal importance and its defensive capacity was boosted with enlargement of the castle, walls and gates of the village.

This building has an exceptional location in a superb environment just a few mins from Spain, skiing and all commerce and services. Ideal for an investor or large family.

You will be 1h20 from Toulouse airport, 1h from Tarbes-Lourdes airport, 2h40 from the Mediterranean, 15 mins from skiing, 15 mins from Spain and 2h15 from the Atlantic coast.

## Summary

Property type:	House
Bedrooms:	3
Price	€152,000

## Key Information

Internal Area:	237 sqm
Land Area:	0.02 ha

## Location: Occitanie



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