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## House for sale in Haute-Garonne

Saint-Martory , Haute-Garonne , Occitanie

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**€399,000**

inc. of agency fees

4 Beds      180 sqm      0.43 ha

Located 15 minutes from Saint-Gaudens, on the hillsides and with wonderful views of the Pyrenees, this charming detached house has...

### At a Glance

<b>Reference</b>	MFH-ADF1626570	<b>Near to</b>	Saint-Martory	<b>Price</b>	€399,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	180 sqm
<b>Land</b>	0.43 ha			<b>Land Tax</b>	N/A

### Property Description

Located 15 minutes from Saint-Gaudens, on the hillsides and with wonderful views of the Pyrenees, this charming detached house has a living space of 180 m<sup>2</sup> and is composed of a large living room with a fireplace and mezzanine, a spacious kitchen and 4 bedrooms, on an enclosed tree-filled garden of 4300 m<sup>2</sup> with a swimming pool (5m x 10m).

After going through the front gate, you'll feel the tranquility that this spacious house unveils.

From the front door, you discover a large living-cum-dining room (60 m<sup>2</sup>) that is very cosy thanks to the subtle combination of stone, wood and exposed beams on the ceiling. Two big patio doors give onto a large terrace that faces south, from where you'll admire the Pyrenees.

To the right, the kitchen (18 m<sup>2</sup>) was recently reequipped with taste and quality. It communicates to the outside and its dining area is shaded in front of the pool. Very practical, it also connects directly to the laundry room (10 m<sup>2</sup>) and the garage (19 m<sup>2</sup>).

To the left, a door leads to two bedrooms (11.8 m<sup>2</sup> & 13.3 m<sup>2</sup>) with views of the Pyrenees, another bedroom (9.4 m<sup>2</sup>) that is currently used as a study, a toilet and a shower-room (10 m<sup>2</sup>) with 2 washbasins and a walk-in shower.

Returning to the living room, a wooden staircase leads to the mezzanine (15.8 m<sup>2</sup>). The exposed posts, braces and rafters make this space peaceful.

The first door hides a large storage space (20 m<sup>2</sup>) under the sloping ceiling.

The other door opens onto a big bedroom (13.8 m<sup>2</sup>) and its private balcony from where you can admire the Pyrenees. This master bedroom also has a toilet and space under the sloping ceiling, 10 m<sup>2</sup> of it being used as a wardrobe. The remaining space could be used for fitness or simply storage.

Construction is traditional. The roof has concave tiling. Heating provided by electric inertia heaters with low energy consumption. Thermodynamic hot-water heater. The bedrooms have wardrobes. Joinery is aluminium and double-glazed. A recharge terminal was recently installed for electric vehicles. Drainage is individual.

Located 15 minutes from Saint-Gaudens and less than an hour south-west of Toulouse; 2 hr from the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea; less than an hour from the closest ski slopes and from Spain. Situated between the countryside and the mountains, this house will please families looking for space, tranquility and clean air.

## Summary

Property type:	House
Bedrooms:	4
Price	€399,000

## Key Information

Internal Area:	180 sqm
Land Area:	0.43 ha

## Location: Occitanie



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