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## Countryside house for sale in Haute-Garonne

Villeneuve-Lécussan , Haute-Garonne , Occitanie

**€269,900**

inc. of agency fees

6 Beds      315 sqm      0.25 ha

Located between Lannemezan and Saint-Gaudens is this lovely village property for sale offering over 300m<sup>2</sup> of living space. Carefully...

### At a Glance

<b>Reference</b>	MFH-ADF1626607	<b>Near to</b>	Villeneuve-Lécussan	<b>Price</b>	€269,900
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	315 sqm
<b>Land</b>	0.25 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Lannemezan and Saint-Gaudens is this lovely village property for sale offering over 300m<sup>2</sup> of living space. Carefully renovated, you will enjoy two houses, a studio and outbuildings as well as 2500m<sup>2</sup>.

On entering the courtyard (entirely fenced and secured by an automated gate), you will discover the first house to your left. Its entrance serves, first of all, a south-facing 16m<sup>2</sup> kitchen and to the right a 22m<sup>2</sup> living space with view of the courtyard. There is access to the washroom with toilet and larder from the living

room. The upper floor has two spacious bedrooms, 15m<sup>2</sup> & 17m<sup>2</sup>, both recently renovated.

The second home is historically the main habitation and is attached to the wood framed outbuilding of over 300m<sup>2</sup>, perfect for an artisan or other use depending on your project. The central entrance has splendid cement tile flooring which covers the floor up to the wooden staircase which has been perfectly preserved. The 24m<sup>2</sup> living room, to the left, is very cosy with its fireplace. It leads to the 16m<sup>2</sup> fitted kitchen, a ground floor bedroom and a washroom. A corridor leads directly to the exterior outbuildings and garden.

The studio has over 40m<sup>2</sup> and with its independent entrance could provide you with an income. It's comprised of a fitted kitchen, sleeping area, modern washroom and a toilet.

The roofs are in excellent condition. Windows are double glazed and of good quality. The individual sewage system is new. Both houses are equipped with recently installed heat pump systems. The energy performance of the house is classed D. The lofts are insulated. The garden is spacious and could entertain a swimming pool. Fruit trees have been planted for many years.

Ideal for rental opportunity or for a large family/families.

You will be just over 10 mins from Lannemezan, 20 mins from Saint-Gaudens, 40 mins from Tarbes, 1h from skiing, 1h15 from Toulouse, 2h from the Atlantic coast and 2h45 from the Mediterranean.

## Summary

Property type:	Countryside house
Bedrooms:	6
Price	€269,900

## Key Information

Internal Area:	315 sqm
Land Area:	0.25 ha

## Location: Occitanie



## Gallery





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