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House for sale in Haute-Garonne

Saint-Martory , Haute-Garonne , Occitanie



€200,000

inc. of agency fees

3 Beds 120 sqm 0.03 ha

Located in a village close to the Pyrenees, 45 mins from Toulouse, this house has two sections. The 120m² main section offers a spacious...

At a Glance

Reference	MFH-ADF1626699	Near to	Saint-Martory	Price	€200,000
Bed	3	Pool	No	Hab.Space	120 sqm
Land	0.03 ha			Land Tax	N/A

Property Description

Located in a village close to the Pyrenees, 45 mins from Toulouse, this house has two sections. The 120m² main section offers a spacious living area, open kitchen, three bedrooms and a covered terrace with view of the Pyrenees. A 80m² section has three rooms. Once used as a small commerce. The 295m² of land is fenced and has a pool.

Inside the main house's entrance, the staircase to the right leads to a 50m² living room with open kitchen,

dining area and sitting area with wood burner. The house has a cosy and welcoming atmosphere thanks to the gentle mix of visible beams and stonework. Big windows allow natural light and access to the 8m² covered terrace with view of the Pyrenees.

To the right, a corridor serves the toilet, a washroom with recently installed walk-in shower and a 21m² bedroom.

At the end of the corridor, a staircase leads up to a landing serving two bedrooms (14m² & 15m²) under the eaves with lots of wood effect for authentic charm.

Back to the ground floor entrance and to the left a door leads to the 80m² second section of the property with three rooms (13m², 18m² & 43m²), a laundry and a toilet. A longtime shop, it could again this purpose or could be transformed to an independent apartment. It has access to the garden and 5x2m pool where the liner and pump were replaced in 2023.

The roof is covered in tile and in good condition. Windows are PVC double glazed. A pellet burner provides heating as well as a wood burner and radiators where water circulates. Recently, the current owners installed 6m² of solar panels to assure the hot water for general use and for the radiators. The property is connected to the sewage mains.

You will be 45 mins south of Toulouse, 2h10 from the Atlantic coast, 2h30 from the Mediterranean and less than one hour from Spain and from skiing. This home located between the mountains and countryside plains will appeal to families looking for tranquility and clean air.

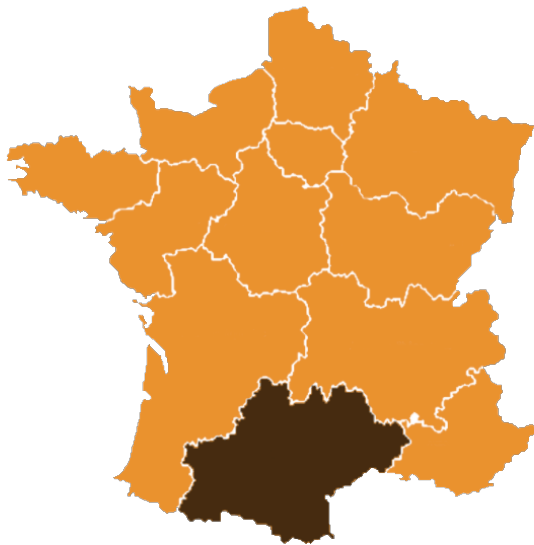
Summary

Property type:	House
Bedrooms:	3
Price	€200,000

Key Information

Internal Area:	120 sqm
Land Area:	0.03 ha

Location: Occitanie



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