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## House for sale in Haute-Garonne

Saint-Gaudens , Haute-Garonne , Occitanie



# €320,000

inc. of agency fees

4 Beds      179 sqm      1.08 ha

Located 45 mins south of Toulouse, 20 mins from Saint-Gaudens and 2 mins from the A64 motorway, is this charming stone-built home...

### At a Glance

<b>Reference</b>	MFH-ADF1626688	<b>Near to</b>	Saint-Gaudens	<b>Price</b>	€320,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	179 sqm
<b>Land</b>	1.08 ha			<b>Land Tax</b>	N/A

### Property Description

Located 45 mins south of Toulouse, 20 mins from Saint-Gaudens and 2 mins from the A64 motorway, is this charming stone-built home to discover. The 179m<sup>2</sup> propose a living room, two kitchens (one of which a summer kitchen) four bedrooms, two washrooms, a laundry, garage, outbuilding and 1.08 hectares of grounds with pretty trees.

You will be welcomed by the cosy atmosphere of this home as soon as you enter. The ground floor is

harmoniously organised with, to the left, the 35m<sup>2</sup> living room with fireplace, both convivial and bathed in natural light, to the right the 28m<sup>2</sup> independent kitchen with lots of potential, and to the rear, a washroom with toilet. A superb wooden staircase dwells in the centre, leading to the bedrooms, and adds character and elegance to the ensemble.

There are four bedrooms (10m<sup>2</sup>, two of 15m<sup>2</sup> and 20m<sup>2</sup>) and a washroom with toilet.

To the right after the kitchen is an 11m<sup>2</sup> summer kitchen and a 10m<sup>2</sup> laundry.

The exteriors, comprised of several terraces and a balcony, allow you to fully enjoy the pretty garden with trees, ideal for relaxing or entertaining and totals 1.08 hectares.

A spacious garage (86m<sup>2</sup>) competes the property, offering several parking spaces and room for storage. The 23m<sup>2</sup> outbuilding could be used for several purposes: extra bedroom, study, storage.

The magnificent facade is of pebble from the Garonne. The roof is covered in tile. Hot water is provided by an electric powered storage tank. Electric powered radiators and the fireplace provide heat. Windows are double glazed. The property is served by an individual sewage system.

This home is welcoming with old charm and in a bucolic setting and is one for your shortlist.

You will be 45 mins south of Toulouse, 5 mins from Salies-du-Salat, 2 mins from A64 motorway, close to commerce, 40 mins from Spain and from skiing, 2h30 from Biarritz and 2h30 from the Mediterranean.

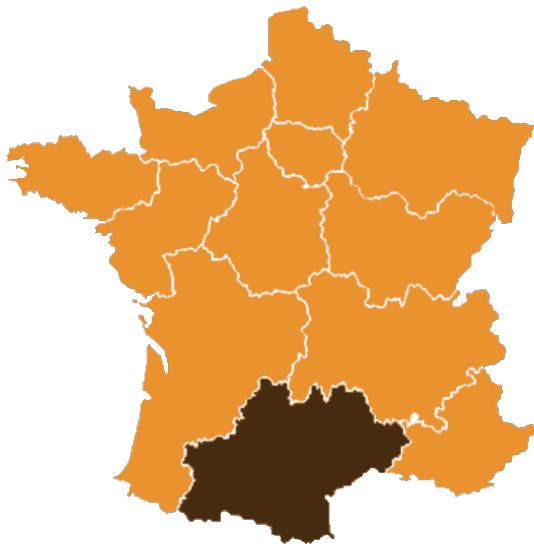
## Summary

Property type:	House
Bedrooms:	4
Price	€320,000

## Key Information

Internal Area:	179 sqm
Land Area:	1.08 ha

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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