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House for sale in Haute-Garonne

Aspet , Haute-Garonne , Occitanie



€472,000

inc. of agency fees

4 Beds 289 sqm 0.69 ha

Located near Aspet and an hour south of Toulouse, this house (2003) with quality features in a Pyrenean town is composed of a living-cum-dining...

At a Glance

Reference MFH-ADF1625937

Bed 4

Land 0.69 ha

Near to Aspet

Pool No

Price €472,000

Hab.Space 289 sqm

Land Tax N/A

Property Description

Located near Aspet and an hour south of Toulouse, this house (2003) with quality features in a Pyrenean town is composed of a living-cum-dining room, a kitchen, four bedrooms, two bathrooms, two shower-rooms, a study area and a fitness room on more than 4000 m² of land with exceptional views of the Pyrenees.

In front of you is the unique silhouette of your Pyrenean pied-à-terre. The first impression is the clear harmony of the stone and wood...absolutely marvellous.

After going through a cast-iron gate and a lovely imposing front door in solid wood, you enter the house. To the right of the hall is a separate toilet and a study (10 m²) that could be used as a bedroom. Opposite the hall is a wonderful living room (46 m²) with a cathedral ceiling inviting you to relax in a cosy environment bathed in light. It also has a great fireplace in freestone for your winter evenings. From the living room, you can enter a huge terrace (90 m²) with breathtaking views!

Returning to the living room and to the left of the hall, the kitchen (11 m²) is fully equipped and give onto the nice terrace.

At the far end of the living room, the master bedroom (30 m²) has a private bathroom.

The lovely wooden staircase leads to a mezzanine (25 m²) with a custom-made bookcase. This floor also has two bedrooms (18 m² & 40 m²), a bathroom and a shower-room.

As for the basement, there is a bedroom with a shower-room and a laundry room. To top it off, the garden level has a fitness room (47 m²) with two more bedrooms that can also become an extra play room. This same level has a space (37 m²) for storage.

Outside, the garden has been nicely laid-out.

The terrace overlooks the property and a nice stone staircase will allow you to enjoy the garden with all its flowers and trees that are perfectly kept, as well as the wooded part.

The roof has interlocking tiles.

The roof structure is traditional and exposed.

Joinery is wooden and double-glazed.

Triple heating system: underfloor heating, fi
replace with distributor and electric heaters.

Individual drainage system up to code.

This eco-friendly house will allow you to enjoy the comforts of a traditional construction with good insulation.

This unique property, designed and adapted to ensure lovely family days for someone looking for a main or second home in the Pyrenees, is for you. Facing due south and constructed with noble materials, ideally situated in the heart of the summits and ski resorts.

Located 10 minutes from businesses and conveniences of Aspet; 30 min from Spain and ski resorts; 1 hr from Toulouse; 2 hr from the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea.

Summary

Property type:	House
Bedrooms:	4
Price	€472,000

Key Information

Internal Area:	289 sqm
Land Area:	0.69 ha

Location: Occitanie



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