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## House for sale in Haute-Garonne

**Saint-Gaudens** , **Haute-Garonne** , **Occitanie**



**€183,000**

**inc. of agency fees**

**3 Beds      150 sqm      0.05 ha**

Located in the centre of Saint-Gaudens, 50 mins south-west of Toulouse, is this lovely home for sale dating from 1968 and offering...

### At a Glance

<b>Reference</b>	MFH-ADF1626022	<b>Near to</b>	Saint-Gaudens	<b>Price</b>	€183,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	150 sqm
<b>Land</b>	0.05 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the centre of Saint-Gaudens, 50 mins south-west of Toulouse, is this lovely home for sale dating from 1968 and offering 150m<sup>2</sup> of living space. There are two kitchens, two sitting/dining rooms, three bedrooms, two bathrooms, a balcony-terrace, a terrace and a garage on a 500m<sup>2</sup> fenced plot with trees.

The ground floor of the house could easily be transformed into an independent apartment. It consists of a 14m<sup>2</sup> sitting room, a 10m<sup>2</sup> kitchen, two passageways (5m<sup>2</sup> and 10m<sup>2</sup>), a 9.5m<sup>2</sup> bedroom and a washroom with

toilet. There is also access to the garage.

Back to the entrance and stairs lead up to an 11m<sup>2</sup> passageway serving an 11m<sup>2</sup> kitchen, a spacious 31.5m<sup>2</sup> living room (with a wood burner for cosy winter's evenings), a pleasant 10m<sup>2</sup> south-facing balcony-terrace with view of the mountains, two bedrooms (11m<sup>2</sup> & 13.5m<sup>2</sup>), a bathroom and a toilet.

Outside, you will appreciate the south-facing garden and a big north-facing terrace.

A 33m<sup>2</sup> garage is available and can easily house two vehicles and store your bikes and skis.

Windows are wooden framed with one pane of glass and both manual and automated shutters. Hot water is provided by gas central heating. The roof is covered in tile. The property is connected to the sewage mains.

This house requires general modernisation and it situated in a quiet neighbourhood. Ideal for a family or indeed holiday home, the newly retired or perhaps as a rental investment.

You will be in the centre of the town of Saint-Gaudens close to all commerce and services. 50 mins from Toulouse and its airport, 50 mins from skiing, 50 mins from the Spanish border and 2h from the Atlantic coast and the Mediterranean coast.

## Summary

Property type:	House
Bedrooms:	3
Price	€183,000

## Key Information

Internal Area:	150 sqm
Land Area:	0.05 ha

## Location: Occitanie



## Gallery



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**S. and L. BROWN**



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