



Charming family house,

31110, Haute-Garonne, Occitanie

€344,000

Ref: AF25943

* 5 Beds * 2 Baths * 162m²

Located near Bagnères de Luchon and 1 hr 30 min south of Toulouse, this charming renovated house from 1968 (162 m²) is composed of a kitchen, a living-cum-dining room, five bedrooms, a walk-in closet, two bathroom and a garage on a fenced-in and tree-filled garden of 500 m². To the left of the front...

- DPE1: 265 DPE2: 61 Number of rooms: 8

Property Description

Located near Bagnères de Luchon and 1 hr 30 min south of Toulouse, this charming renovated house from 1968 (162 m²) is composed of a kitchen, a living-cum-dining room, five bedrooms, a walk-in closet, two bathroom and a garage on a fenced-in and tree-filled garden of 500 m².

To the left of the front door is a modern and bright kitchen (10.24 m²). To the right is a spacious living-cum-dining room (38 m²) with an insert to enjoy during lovely winter evenings. The room also has three openings giving onto a big and beautiful terrace that faces south.

The hallway leads to a bedroom (9 m²), a bathroom (5.24 m²), a separate toilet and to a door to the garage.

A magnificent wooden staircase leads to the first floor. The landing (13 m²) gives onto four bedrooms (10.5 m²; 10.67 m²; 12.7 m²; 14.94 m²), three of them sharing a balcony that stretches along this floor. The fourth bedroom has its own balcony. This floor also has a shower-room (5.64 m²), a toilet and a walk-in closet (6.3 m²).

The garden has two entrances: one for entering on foot and a second gate that gives access to a big adjoining garage (26.51 m²). The two terraces are not overlooked and one of them measures 30 m² and faces south. The enclosed garden measures 500 m² and is not overlooked.

Heating and hot water provided by an oil-fired boiler, in addition to the insert for heating. Slate tiled roof. PVC joinery with double glazing and automatic roller shutters. Connected to mains drainage.

This house has a number of advantages: its nice sized rooms, its brightness, its lovely garden, its aspect, and let's not forget its nice location near all conveniences - all making it an excellent choice for a big family. This house is currently being let out with a 1 year non-renewable lease.

Located near Bagnères de Luchon; 1 hr 30 min south of Toulouse and its airport; 15 min from Spain; 10 min from the ski station Superbagnères via cable cars; 2 hr 30 min from the Atlantic Ocean and the Mediterranean Sea.

Gallery

