



## Six-Bedroom Home Sought-After Sector,

31800, Haute-Garonne, Occitanie

€329,000

Ref: AF26219

\* 6 Beds \* 1 Bath \* 229m2

Located in a sought-after sector close to Saint-Gaudens is this pretty home dating from the 1970's offering 229m<sup>2</sup> of living space comprising a spacious living room, lovely fitted kitchen, six bedrooms, bathroom, washroom, laundry and larder. There are 4500m<sup>2</sup> of entirely fenced grounds. The entrance...

- DPE1: 248 DPE2: 62 Number of rooms: 7

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**French Entrée** 



## Property Description

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The entrance door opens to reveal a wood burner with to the left, the open fitted kitchen. To the right is the 45m<sup>2</sup> living space with charming corner sitting area, a 4m<sup>2</sup> washroom and a 4m<sup>2</sup> walk-in wardrobe.

A wooden staircase leads up from the entrance to a corridor serving a 29m<sup>2</sup> master bedroom with terrace, five more bedrooms (four of 9m<sup>2</sup> and 12m<sup>2</sup>), an 8m<sup>2</sup> study, a bathroom, storage space, 11m<sup>2</sup> laundry room and a toilet.

Back to the kitchen and you can access the shaded terrace which is opposite the grounds filled with pine trees and a magnificent maple. To the rear of the house there is possibility to create a vegetable garden whilst leaving a wooded section.

The property is served by an individual sewage system. Windows are double glazed. Insulation has been reviewed. Heating is supplied by a heat pump system and a wood burner. The roof is new.

The ground floor has been entirely renovated and the space available optimised. The upstairs is to bring to modern tastes.

You will be close to Saint-Gaudens and a commercial zone, 40 mins from Tarbes, from the Spanish border and from skiing, 1h from Toulouse, 2h from the Atlantic coast and 2h30 from the Mediterranean Sea.

