

House of 160 m<sup>2</sup>, 5 rooms, swimming pool, 2 garages on a land of 2057 m<sup>2</sup>. studio. Close to all amenities.



## INFORMATION

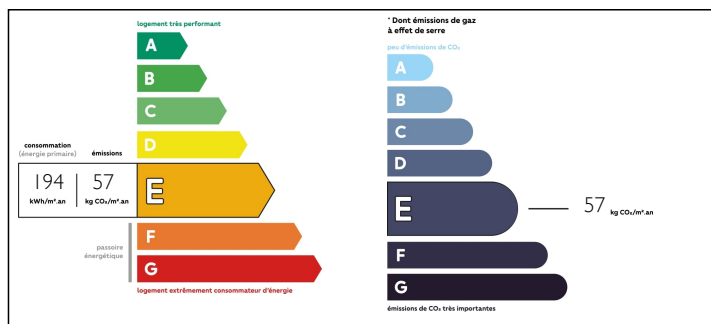
Town:	Saint-Gaudens
Department:	Haute-Garonne
Bed:	3
Bath:	2
Floor:	160 m <sup>2</sup>
Plot Size:	2057 m <sup>2</sup>



## IN BRIEF

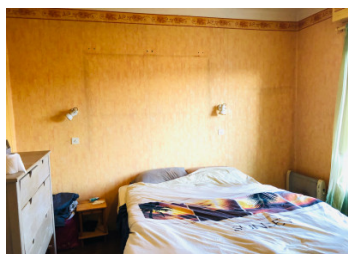
160 m<sup>2</sup> house, 5 rooms on 2 levels, balcony, covered swimming pool, 2 garages on 2,000 m<sup>2</sup> of wooded grounds, electric gate. Close to all amenities. House comprising 2 upstairs bedrooms of 14 m<sup>2</sup>, fitted kitchen of 13 m<sup>2</sup> with adjoining pantry of 7.40 m<sup>2</sup>, living room of 35 m<sup>2</sup> with wood burner, balcony, views of the Pyrenees. Shower room with separate WC. Ground floor: utility room, bathroom, WC, additional 13 m<sup>2</sup> room for third bedroom with dressing room, large hall. Independent T3 possible. There is also a 25 m<sup>2</sup> garage. This total surface area of 80 m<sup>2</sup> could be converted into an independent flat. The entire house is equipped with double glazing, electric roller shutters and central heating (recent heat pump). Refurbishment and decoration works are planned. Garage, electric sectional gate. The grounds are planted with trees and fenced, with a small pond. Not overlooked. An independent garage of 20 m<sup>2</sup>. Great potential for...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The property can be divided into 2 dwellings, ideal for accommodating an elder or for rental purposes. Refurbishment works are planned.

Historically and culturally, the commune is in the Comminges region, a district of the province of Gascony located in the current departments of Gers, Haute-Garonne, Hautes-Pyrénées and Ariège. Exposed to an oceanic climate.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES