LEGGETT IMMOBILIER INTERNATIONAL

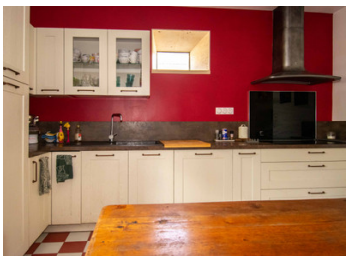
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Ref: A38836AK31 Price: 504 000 EUR

agency fees to be paid by the seller

Traditional Commingeoise house with 250 m of living space on a 3,000 m plot, including a former carpentry















INFORMATION

Town:	Saint-Gaudens
Department:	Haute-Garonne
Bed:	4
Bath:	4
Floor:	250 m2
Plot Size:	3000 m2

IN BRIEF

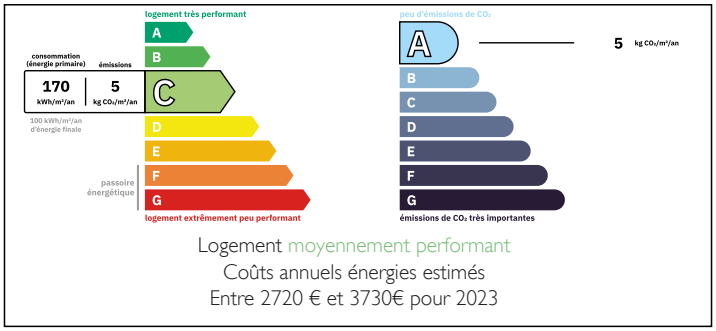
Maison COMMINGEOISE rénovée – Charme, volumes généreux et potentiel exceptionnel

Située dans un cadre calme et verdoyant, cette élégante maison de maître rénovée avec soin offre environ 250 m² habitables sur un splendide terrain arboré de 3 000 m².

Vous serez conquis par le charme unique de cette grande bâtisse, alliant authenticité et finitions de qualité, dans un état quasi neuf. Actuellement exploitée avec deux chambres d'hôtes à très bonne rentabilité, elle constitue une parfaite demeure familiale ou un projet d'accueil touristique réussi.

En complément, une ancienne menuiserie de 160 m² à rénover ouvre de belles perspectives pour aménager un gîte, un atelier ou un espace de vie supplémentaire selon vos besoins.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2720 € et 3730€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **1100 EUR**

NOTES

DESCRIPTION

Commingeoise House from 1850 – Charm, Spaciousness, and Quality Renovation – 250 m² Living Space + Outbuildings
Located in a peaceful and green environment, this elegant manor house, built in 1850, has been carefully renovated while preserving its authenticity. Offering approximately 250 m² of living space, it impresses with its generous volumes, period charm, and excellent overall condition.

On the ground floor:

A large through hallway featuring a magnificent solid elm staircase.

On the left: a utility room with pantry-style storage, and a bright 31 m² dining room overlooking the park.

On the right: a recent 20 m² fitted kitchen open to a cozy 26 m² living room with a wood-burning fireplace (closed hearth).

On the first floor:

Four large bedrooms (15 to 25 m²), three with en-suite shower rooms and one with a dressing room.

A through corridor serving the rooms and opening onto a balcony with clear views of the park.

Attic:
A staircase leads to a 150 m² convertible attic with a high ceiling, balcony, and breathtaking views. Ideal for additional bedrooms, a playroom, a home cinema, or a loft.

Technical features:

Double glazing throughout

Roof in excellent condition (redone in 2018)